

VI. LANDSCAPE

INTRODUCTION

Since its completion in 1916, the Utah State Capitol shows evidence of great modification, as can be seen by the additions of the State Office Building, parking garage, Council Hall, and White Memorial Chapel buildings. This is also true of the landscape elements, which have seen many influences with the addition of the west park triangles, the southwest area lawn (west of old Wall Street), DUP Museum, and the Council Hall properties. Other influences include the addition of parking lots and increase of traffic surrounding the Capitol.

We cannot underestimate the importance of the Capitol grounds to its many visitors. Daily users include school children, legislature, government officials, and tourists. Each one has unique needs and requirements for the Capitol grounds with the use occurring every day of the year.

The overall project objectives of the Capitol renovation are: 1) To address life safety issues, 2) To ensure efficient and effective systems, and 3) To maintain the historical and architectural integrity of each element. Beyond these objectives, we are guided in our development of this section by the goal to coordinate and complement the existing adjacent and overlapping master plan efforts of:

- Capitol Hill Community Master Plan Update - November 1999
- Memory Grove Concept Plan - December 1999

This section of the overall report examines the origins of the Capitol landscape grounds, what constitutes the grounds today, their condition, and make appropriate recommendations for renovation.

The landscape elements address all property under jurisdiction of the Capitol Preservation Board. This property extends beyond the commonly known areas bounded by the streets surrounding the Capitol but includes these additional areas:

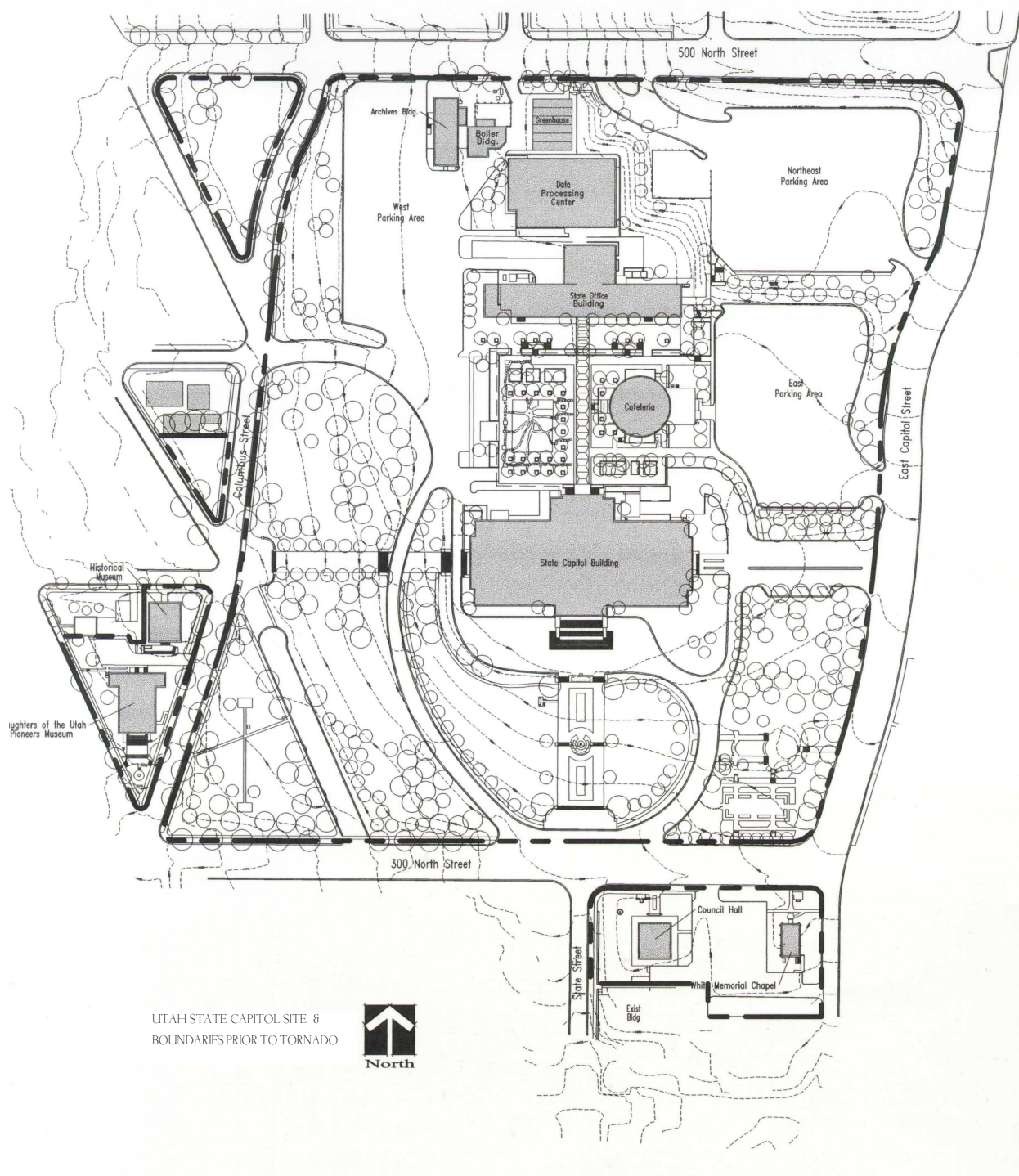
- Council Hall/White Memorial Chapel
- Daughters of Utah Pioneers Museum
- Park triangles west of the Capitol

Further, these city- and state-managed streets adjacent to the Capitol are addressed:

- 300 North Street
- 500 North Street
- Columbus Street
- East Capitol Boulevard

The Capitol grounds today reveal a vast history of modifications. Some of the original landscape elements remain, such as the open front lawn area with the double walkway promenade and the large expanses of lawn areas with informal layouts of trees that are located in the southwest area of the Capitol grounds. Improvements over the years include the additions of parking facilities to accommodate a growing number of Capitol employees and facility users. The result is a Capitol grounds that are remarkably evolved from the initial master plans.

VI. LANDSCAPE ELEMENTS



1. Site Zones

To fully investigate the Capitol grounds, the site is separated into ten distinct site zones. These zones have unique attributes and are delineated by their relationship to the State Capitol building and other site buildings and roads. These zones are used throughout the report to determine analysis issues, alternatives, and recommendations for potential redevelopment of the Capitol grounds.

- Perimeter Streets
- South Area
- Southwest Area
- Southeast Area
- Central Area
- Northwest Area
- Northeast Area
- Council Hall
- D.U.P. Museum
- West Triangles

a. Perimeter Streets

Four main streets generally define the perimeter of the Capitol grounds, though they do not fully encompass the Capitol property. These are 300 North Street on the south, Columbus Street on the west, East Capitol Boulevard on the east, and 500 North Street on the north.

The original street layout and boundary configuration has varied at the State Capitol. The boundaries for the Capitol have always been streets though the configuration was much narrower as shown in the Olmsted master plan of December 29, 1911 (existing boundaries). Prior to completion of the construction of the Capitol, additional property was acquired that extended the property to the top edge of City Creek Canyon on the east and to the old Wall Street on the west. This was later extended further to the west with the construction of the present Columbus Street

Two landscape styles exist on the current streets – one with street tree planting, and those without street trees.

COLUMBUS STREET



EAST CAPITOL BOULEVARD



North (west of State Street) and Columbus Streets have a formal street tree layout of mature Maple trees planted in equal spacing within the planting median. The tree plantings exist on both sides of the street with gaps in the planting where trees have been damaged or have died over the years. Conversely, East Capitol Boulevard, 500 North Street, and the eastern half of 300 North Street do not have a street tree layout, and in some cases, do not have lawn planting adjacent to street parking areas. The absence of irrigated lawn areas creates a potential fire hazard.

b. South Area

The Capitol entry boasts a large open lawn and walkway promenade, that slopes gradually from the front entry steps and parking lot to the south, where they meet the Capitol interior loop road separated from the adjacent State Street. The interior loop roads originally began and connected at the terminus of State Street but increased traffic and conflicts with a five-way intersection forced the road to be separated and terminated by a raised curb. This eliminated the State Street entrance as the main entry and forced vehicle entry to the Capitol to occur off of Columbus Street and East Capitol Boulevard as they still do today..

STATE CAPITOL SOUTH FACADE



The entry area is one of the largest visually open areas at the Capitol, affording uninterrupted views of the front of the Capitol building and from the Capitol to the Salt Lake Valley to the south.

Parking and the majority of the site's walkways are provided in this area. The sidewalks are located along the roadways but, in most cases, do not provide direct access to adjacent facilities such as the Council Hall or nearby monuments.

This area includes many of the original layout features for the grounds, and is one of the least modified over the years. The exception to this is the loss of large trees flanking the walkway promenade by a tornado that occurred in August, 1999.

Three site monuments/memorials occur in this area, Harriman Memorial west of the Capitol entry promenade, Chief Massasoit Memorial at the center of the promenade, and the Beehive Plaques and 1976 Time Capsule at the top of the promenade, adjacent to the entry step road. These are further described in Section VIII. of this report.

Landscaping in this area has remained fairly consistent through the years with the large open lawn area and Kwanzan Cheery tree plantings flanking the east and west loop roadway since their planting in the early 1950's.

SOUTHWEST LAWN AREA



SOUTHWEST QUADRANT



STATE CAPITOL WEST FACADE



c. Southwest Area

The southwest quadrant is contained by Columbus and 300 North Streets on the west and south and the South Area to the east and the Capitol entry road to the north. This section includes large lawn areas with mature stands of trees, with terraces from the front Capitol entry parking area sloping to the southwest.

There are three steeper slopes that create these terraces occurring at the corner of 300 North and Columbus Street, along the south west parking lot (old Wall Street), and below the Capitol parking lot. This section also contains many of the original site elements, such as walkways, lawn areas, and tree plantings.

One of these original elements is the west Capitol walkway promenade that slopes to the west from the Capitol to Columbus Street, defined by a series of broad steps flanked by Kwanzan Cherry trees. The area is further bisected by the remnant of the old Wall Street, that was formerly the western boundary at the Capitol. Wall Street was later abandoned as a street and transformed into a landscaped walkway following the construction of Columbus Street as the new western boundary. As parking demands increased, the street was later converted into a parking lot which today serves as visitor parking for the Capitol and the D.U.P. Museum located west of Columbus Street.

Some walkways exist in this area, but do not provide connections to other portions of the site. They occur along the west side of the Southwest (Wall Street) parking lot connecting to Columbus Street and 300 North Street, another walkway that connects four memorials together and a walkway that connects the Wall Street parking lot to Columbus Street directly across from the DUP Museum front door creating a enticing but dangerous 'jay walk' across extremely busy Columbus Street.

This area contains the most site monuments/memorials with five. They are the Vietnam War Memorial south of the west entry promenade, Utah Civil War Memorial, Constitution Plaque, Ensign Peak Plaque and the Last Pioneers Monument located in the lawn area west of the Southwest (Wall Street) parking lot.

d. Southeast Area

The southeast quadrant is bounded by 300 North Street and East Capitol Boulevard on the south and east, the south area to the west, and the lower east parking lot to the north. The area is fairly level with no steep slopes. This area sustained heavy damage during the tornado in August, 1999, including the loss and removal of 93 mature trees (20% of the Capitol trees). The result is that a formerly shady lawn, similar to the southwest quadrant area was transformed into a large open lawn area.

The main elements for this area are the historic Mormon Battalion Monument which was one of

the original site monuments, installed in 1927 and adjacent Date Garden located in the southeast corner. Reserved parking in this area exists directly east of the Capitol building where a new entrance has been built.

Pedestrian access is almost nonexistent in this area except for walkways with stairs located at the Mormon Battalion monument connecting the east loop road to East Capitol Boulevard which do not directly connect to other walkways.

e. Central Area

The central plaza is contained by the Capitol and State Office buildings to the south and north, and parking lots to the west and east. The plaza area is located on two levels with the upper level serving as a pedestrian plaza and cafeteria, and the lower level plaza adjacent to the State office building.

The central plaza is relatively recent in design and layout than the rest of the Capitol grounds, having been constructed with the parking garage and cafeteria in the 1961. The layout reflects a more modern time period, relating style and character to the State Office building.

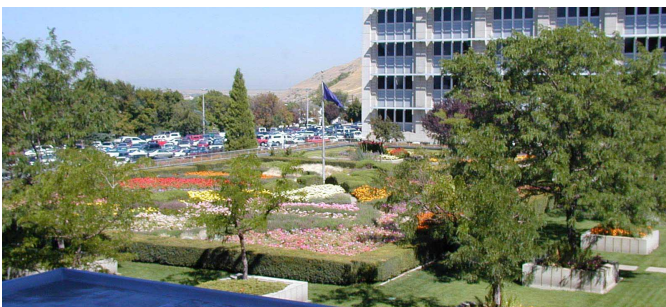
The area originally contained the Capitol's largest water feature, a reflecting pond located north of the State Capitol which was eliminated with the development of the State Office building

The centerpiece of the plaza is the Utah Garden, located on the west side of the upper plaza above the garage. The garden is a planting representing the state of Utah and its major transportation corridors. A clipped hedge creates the 'map' boundaries. The map is not visible from the adjacent north/south walkway. Pedestrian access is limited to the garden with the best view of the 'Utah' map from the adjacent Capitol and State Office Buildings.

MORMON BATTALION MONUMENT



SOUTHEAST AREA



UTAH GARDEN



SOUTHEAST WALKWAY ENTRANCE
TO GARAGE PLAZA

The primary feature of the upper plaza is a covered north/south pedestrian walkway. This links the Capitol building to the State Office building. The plaza also contains several east/west walkways linking pedestrians from the adjacent surface parking areas to the first and second levels of the State Office building.

Pedestrian east/west access through the site is problematic with two stairwells serving as the only means of access through this direction of the site, east to west. This hampers tourist circumnavigation around the Capitol building, who wish to view the Capitol from all sides.

Three service areas are located in this area. Two service the State Capitol building of which one is a gas service station. The other is located directly behind the Cafeteria directly facing onto the middle east parking lot.

The construction of the parking garage and service area directly adjacent to the north Capitol entry has modified its stature to a secondary status, with the lower level entry darkened by the attachment of the parking garage directly to the Capitol building.

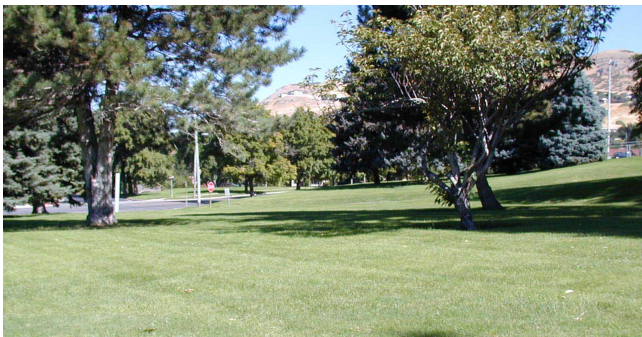
f. Northwest Area

The northwest quadrant is contained by

Columbus and 500 North streets to the west and north, and by the Capitol east entrance road to the south and State Office and Information Technology buildings to the east. The main element of the area is a large, level parking lot surrounded by lawn and mature tree plantings. This area has always been used as vehicle parking, though originally smaller, having been expanded with the construction of the State Office building.

Pedestrian walkway locations are minimal in this area, occurring along the two adjacent streets and along the west side of Information Technology and State Office buildings though they do not connect to each other and are interrupted by interior roads and service drives. Other elements of this area are the Archives, Boiler and Greenhouse Buildings contained within the Capitol grounds service area serving as the 'back of house' for the Capitol. This area is located across the street from an established residential neighborhood.

NORTHWEST LAWN AREA



NORTHWEST PARKING LOT



g. Northeast Area

This area is bounded by 500 North Street and East Capitol Boulevard to the north and east and the State Office and Cafeteria to the west and lower east parking lot to the south. This area is comprised of two large level parking terraces with steep lawn areas separating the two parking lots, adjacent streets and buildings. Some of the steepest and highest slopes at the Capitol grounds are located in this area, having been developed with the construction of the parking lots.

This was one of the last areas to be developed at the Capitol, having been unused except for a small parking area through the years.

This area is now one of the major parking locations for the Capitol and contains three access points off of East Capitol Boulevard and 500 North Street leading directly into the parking lots. These lots do not interconnect with each other or with other Capitol parking areas.

MIDDLE EAST AND UPPER EAST PARKING LOTS



h. Council Hall

This area is located south of 300 North Street in the southeast corner of the Capitol grounds. State Street and East Capitol Boulevard are located on the east and west sides with an apartment building and historic renovated bed and breakfast located along the south perimeter.

Council Hall and the White Memorial Chapel are both state historic structures and were relocated buildings, having been reconstructed in 1960 and 1980, respectively. A level parking lot, serving both historic buildings, is located between the two buildings with vehicle access from 300 North Street and the East Capitol Boulevard extension.

COUNCIL HALL & WHITE MEMORIAL CHAPEL



Pedestrian walkways occur along 300 North with access to the Capitol occurring in a semi mid-block cross walk set back from the State Street intersection 200 feet. This crosswalk does not connect to a crosswalk, but to the east loop road.

i. Daughters of the Utah Pioneers Museum

DAUGHTERS OF THE UTAH PIONEERS



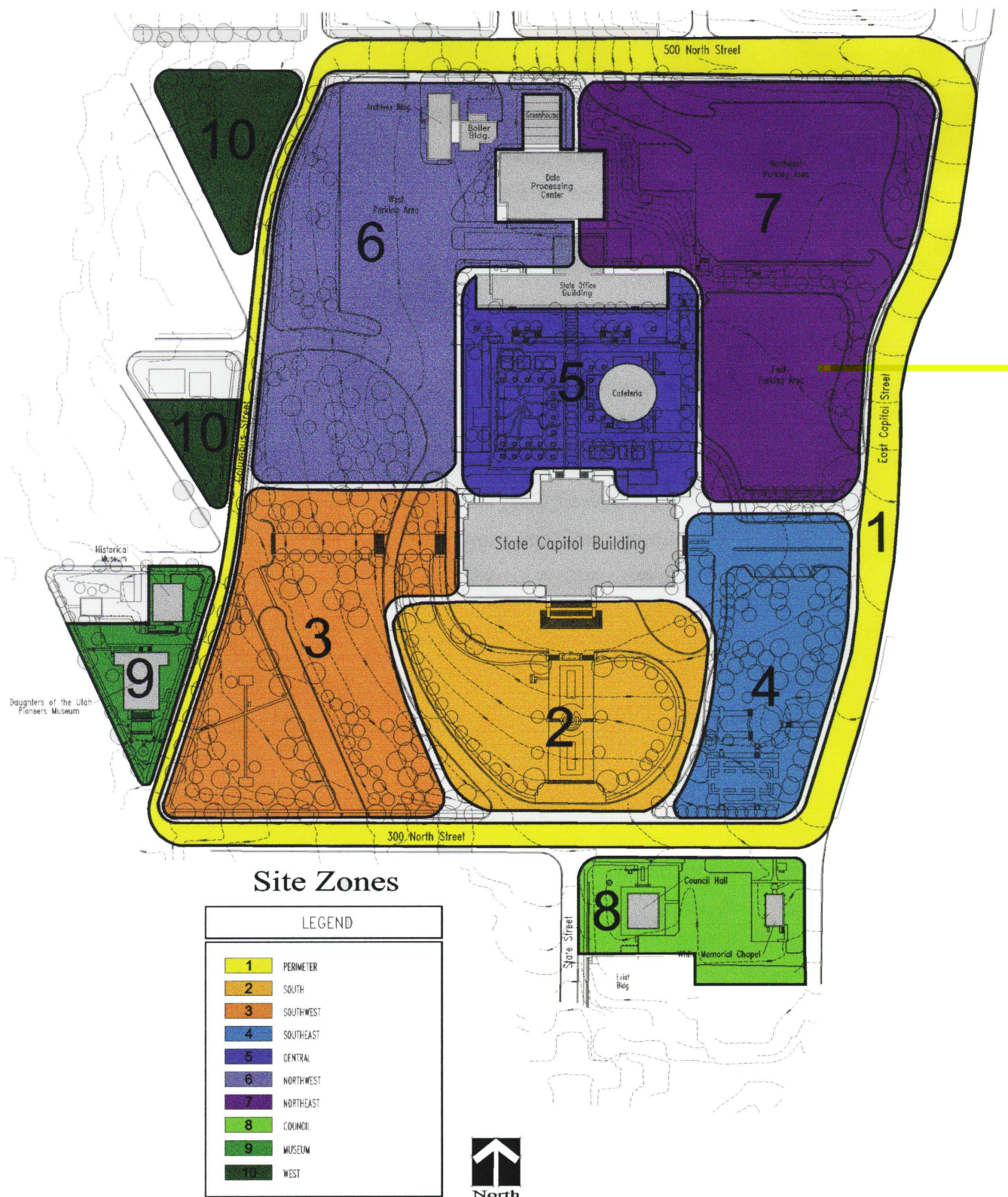
The D.U.P. Museum is located west of Columbus Street and comprises most of a small triangular block. Two private residential units make up the rest of the block. Two buildings comprise the museum with the main building facing south looking down Main Street.

Because the D.U.P. Museum was not originally developed as a part of the State Capitol, it is the least physically and visually connected to the Capitol. Because of this, it receives the least amount of visitor traffic and contains the least desirable parking access of the Capitol facilities.

The building was originally separate from the State Capitol and was later added to the Capitol property jurisdiction. Parking is not located adjacent to the Museum but across busy Columbus Street and 200 feet within the southwest lawn area of the Capitol in the southwest (Wall Street) parking lot.

j. West Triangles

Two landscape triangles were formed when Columbus Street was constructed and bisected at an angle through the existing Marmalade District street grid. Their landscape development is consistent with the rest of the Capitol with large shade trees within a lawn area. Their location, across Columbus Street, limits their use primarily by the adjacent neighborhood. The triangles also create a buffer area for the Marmalade District from the Capitol.



2. Vegetation

The landscape development contains a variety of tree types and planting styles. Approximately 59 varieties of trees are planted on the Capitol grounds today. Fourteen varieties are considered ornamental/flowering trees, twelve evergreen varieties, and 33 varieties of shade trees.

Planting types and styles differ throughout the site, with plant styles typified as formal or informal arrangements. Formal planting arrangements typically occur as part of the street layout system with trees planted adjacent to the street in rows. This is not consistent on all of the streets, but can be seen on 300 North, west of State Street, and on Columbus Street (both sides).

Formal layouts of trees in a pedestrian environment occur along the west Capitol promenade with plantings of Kwanzan Cherry trees on both sides. This layout is more recently continued in the central area, which was extensively renovated in 1970.

Informal tree plantings occur within the ‘park’ areas of the Capitol. The main planting areas are in the southwest, northwest, and west triangle areas. Dominant tree types in these areas are mature stands of shade trees intermixed with evergreen and ornamental plantings.

Typical for a majority of the ground plane landscape are expanses of lawn. The exception is the central area, where lawn plantings do occur, but are not the dominant feature. The main open lawn areas occur in the south, southeast, northwest, and Council Hall areas.

Planting beds, including flowers are not extensively used at the Capitol, but are a significant element in the entry promenade walkway and the Date Garden. Other planting beds are typically planted with evergreen shrubs that provide year-round color. These beds occur around the west, south, and east sides of the Capitol building, and the upper and lower central plaza.

Most of the tree and shrub plantings at the Capitol are mature with most of the trees planted prior to 1960.

The Kwanzan Cherry trees were planted around 1955 and are showing signs of maturity and disease. About 25% of the cherry tree plantings along the west promenade have been removed due to disease.

A variety of trees were destroyed as a result of a tornado in August, 1999. Most of these were mature, some were historic or some were single planted species. They provided much of the character associated with the grounds.

Trees destroyed in August 1999 Tornado:

<u>Qty</u>	<u>Botanical Name</u>	<u>Common Name</u>
24	<i>Acer platanoides</i>	Norway Maple
1	<i>Acer platanoides</i> ‘Schwedleri’	Schwedler Maple
12	<i>Acer psuedoplatanus</i>	Sycamore Maple
3	<i>Aesculus hippocastanum</i>	Common Horschestnut

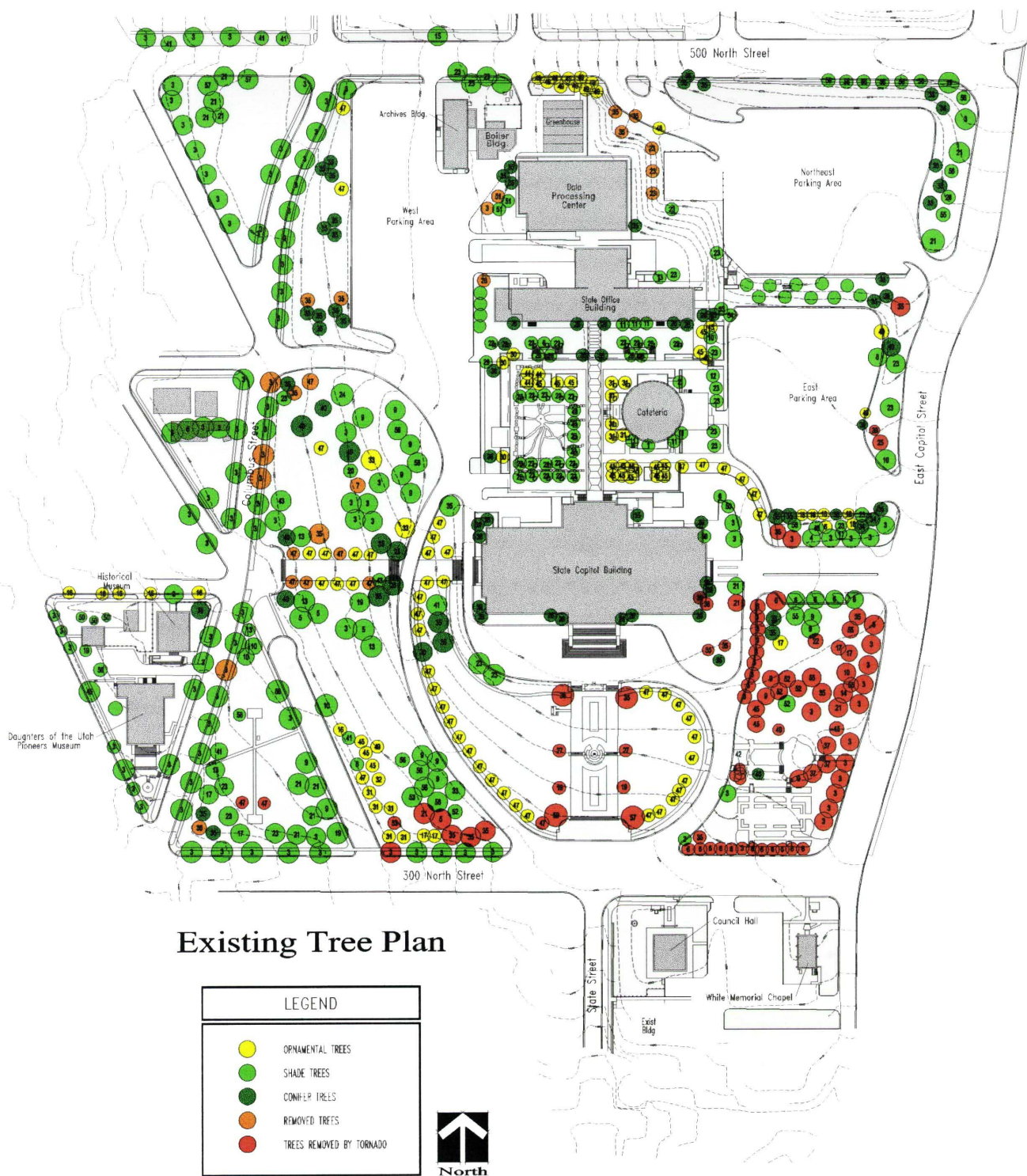
1	<i>Ailanthus altissima</i>	Tree-of-Heaven
1	<i>Catalpa speciosa</i>	Western Catalpa
2	<i>Crataegus laevigata</i> ‘Pauls’s Scarlet’	Paul’s Scarlet English Hawthorn
2	<i>Fagus sylvatica</i> ‘Atropunicea’	Copper Beech
3	<i>Fraxinus pennsylvanica</i>	Green Ash
1	<i>Ginkgo biloba</i>	Ginkgo Tree
1	<i>Juniperus utahensis</i>	Utah Juniper
2	<i>Juniperus virginiana</i> ‘Skyrocket’	Skyrocket Juniper
12	<i>Picea pungens</i>	Colorado Spruce
3	<i>Pinus jeffreyi</i>	Jeffrey Pine
1	<i>Pinus nigra</i>	Austrian Pine
3	<i>Populus tremuloides</i>	Quaking Aspen
3	<i>Prunus cerasifera</i> atropurpurea	Pissardii Flowering Plum
1	<i>Prunus serrulata</i> ‘Kwanzan’	Kwanzan Japanese Flowering Cherry
3	<i>Sophora japonica</i>	Japanese Pagoda Tree
2	<i>Sorbus aucuparia</i>	European Mountain Ash
3	<i>Tilia americana</i>	American Linden
1	<i>Ulmus americana</i>	American Elm
1	<i>Ulmus procera</i>	English Elm

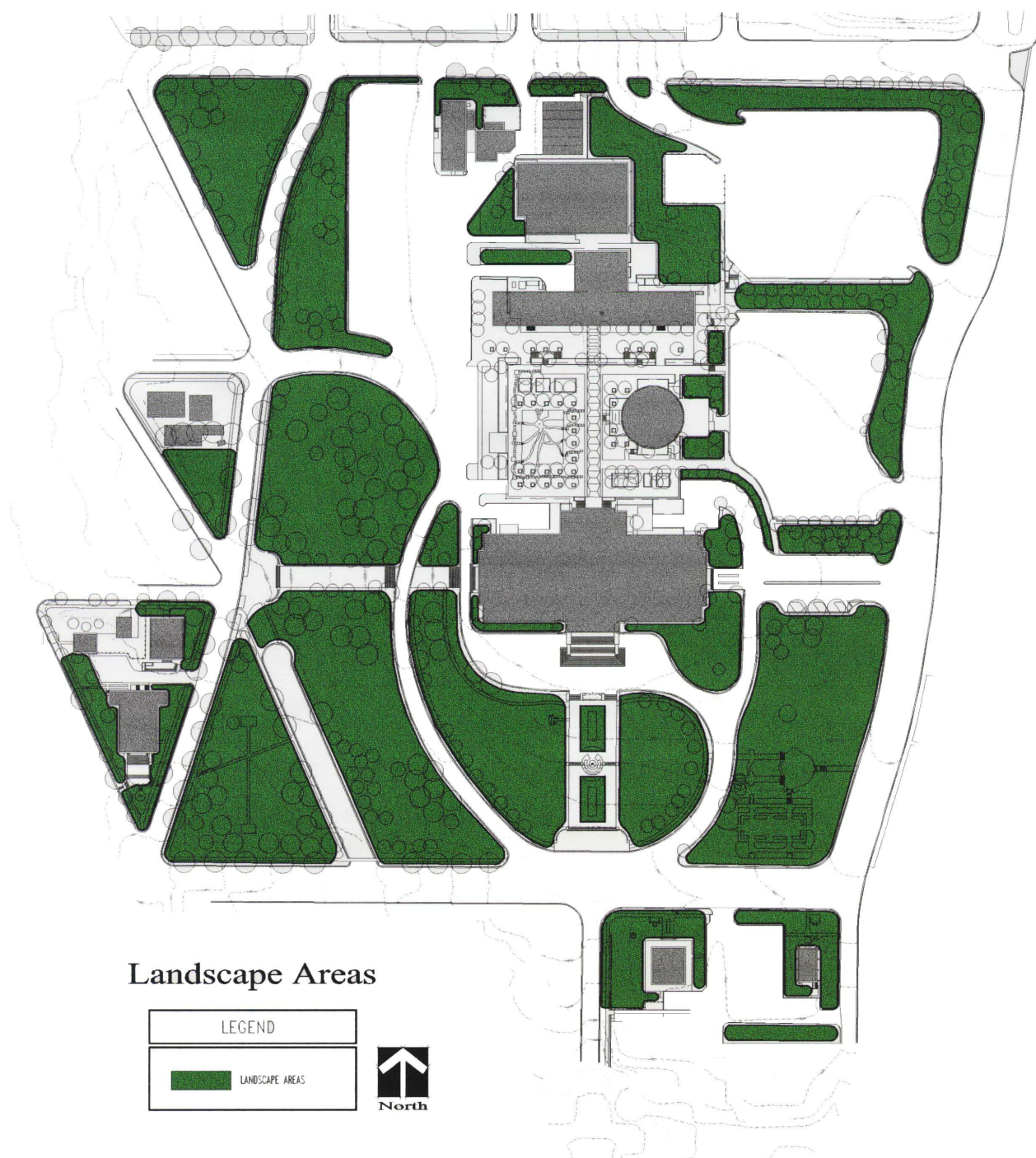
State Capitol Existing Trees -

<u>Botanical Name</u>	<u>Common Name</u>	<u>Tree Type</u>
<i>Acer ginnala</i>	Amur Maple	Ornamental
<i>Acer palmatum</i>	Japanese Maple	Ornamental
<i>Acer platanoides</i>	Norway Maple	Shade
<i>Acer platanoides</i> ‘Columnare’	Sentry Maple	Shade
<i>Acer platanoides</i> ‘Schwedleri’	Schwedler Maple	Shade
<i>Acer psuedoplatanus</i>	Sycamore Maple	Shade
<i>Acer rubrum</i>	Red Sunset Maple	Shade
<i>Aesculus cornea</i> ‘Brioti’	Red Horsechestnut	Shade
<i>Aesculus hippocastanum</i>	Common Horschestnut	Shade
<i>Ailanthus altissima</i>	Tree-of-Heaven	Shade
<i>Albizzia julibrissin</i>	Silk Tree Mimosa	Shade
<i>Betula occidentalis</i>	Western Water Birch	Ornamental
<i>Betula pendula</i> Gracilis	Weeping European Water Birch	Ornamental
<i>Catalpa speciosa</i>	Western Catalpa	Shade
<i>Celtis occidentalis</i>	Common Hackberry	Shade
<i>Crataegus lavellei</i>	Flowering Hawthorn	Ornamental
<i>Crataegus laevigata</i> ‘Pauls’s Scarlet’	Paul’s Scarlet English Hawthorn	Ornamental
<i>Crataegus phaenopyrum</i>	Washington Thorn	Ornamental
<i>Fagus sylvatica</i> ‘Atropunicea’	Copper Beech	Shade
<i>Fagus sylvatica</i> ‘Tricolor’	Tricolor Beech	Shade
<i>Fraxinus pennsylvanica</i>	Green Ash	Shade
<i>Ginkgo biloba</i>	Ginkgo Tree	Shade
<i>Gleditsia triacanthos inermis</i> Sp.	Locust Trees(various hybrids)	Shade

State Capitol Existing Trees(cont.) -

<i>Juglans regia</i>	English Walnut	Shade
<i>Juniperus utahensis</i>	Native Utah Juniper	Evergreen
<i>Juniperus virginiana</i> 'Caenarti'	Caenart Juniper	Evergreen
<i>Juniperus virginiana</i> 'Skyrocket'	Skyrocket Juniper	Evergreen
<i>Koelreuteria paniculata</i>	Golden Rain Tree	Shade
<i>Libocedrus decurrens</i>	Incense-cedar	Evergreen
<i>Malus</i> 'Dolgo'	Dolgo Crabapple	Ornamental
<i>Malus</i> 'Hopa'	Hopa Crabapple	Ornamental
<i>Malus ioensis</i> 'Plena'	Bechtel Crabapple	Ornamental
<i>Morus alba</i>	Mulberry	Shade
<i>Picea</i> 'Engelmanni'	Engelman Spruce	Evergreen
<i>Picea pungens</i>	Colorado Spruce	Evergreen
<i>Pinus contorta latifolia</i>	Lodgepole Pine	Evergreen
<i>Pinus jeffreyi</i>	Jeffrey Pine	Evergreen
<i>Pinus monophylla</i>	Singleleaf Pinion Pine	Evergreen
<i>Pinus mugo</i>	Swiss Mountain Pine	Evergreen
<i>Pinus nigra</i>	Austrian Pine	Evergreen
<i>Platanus acerifolia</i>	London Plane Tree	Shade
<i>Populus tremuloides</i>	Quaking Aspen	Shade
<i>Prunus</i> Sp.	Common Cherry Tree	Ornamental
<i>Prunus blireiana</i>	Blireiana Flowering Plum	Ornamental
<i>Prunus cerasifera atropurpurea</i>	Pissardii Flowering Plum	Ornamental
<i>Prunus persica</i>	Flowering Peach	Ornamental
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Japanese Flowering Cherry	Ornamental
<i>Prunus virginiana</i> 'Melanocarpa'	Chokecherry	Shade
<i>Pyrus calleryana</i> 'Bradford'	Bradford Flowering Pear	Ornamental
<i>Quercus gambelli</i> hybrid	Hybrid White Oak	Shade
<i>Sequoiadendron giganteum</i>	Giant Sequoia Redwood	Shade
<i>Sophora japonica</i>	Japanese Pagoda Tree	Shade
<i>Sorbus aucuparia</i>	European Mountain Ash	Shade
<i>Tamarix</i>	Tamarisk	Ornamental
<i>Tilia americana</i>	American Linden	Shade
<i>Tilia cordata</i>	European Little-leaf Linden	Shade
<i>Ulmus americana</i>	American Elm	Shade
<i>Ulmus hollandica</i>	Dutch Elm	Shade
<i>Ulmus procera</i>	English Elm	Shade





3. Slopes

Prior to construction, the Capitol site was located on a ridge. When it was originally constructed, the site was graded and leveled to create the character of the grounds we see today. Later, additional grading was done to accommodate the parking areas in the northwest and northeast areas, and the State Office Building addition in 1960.

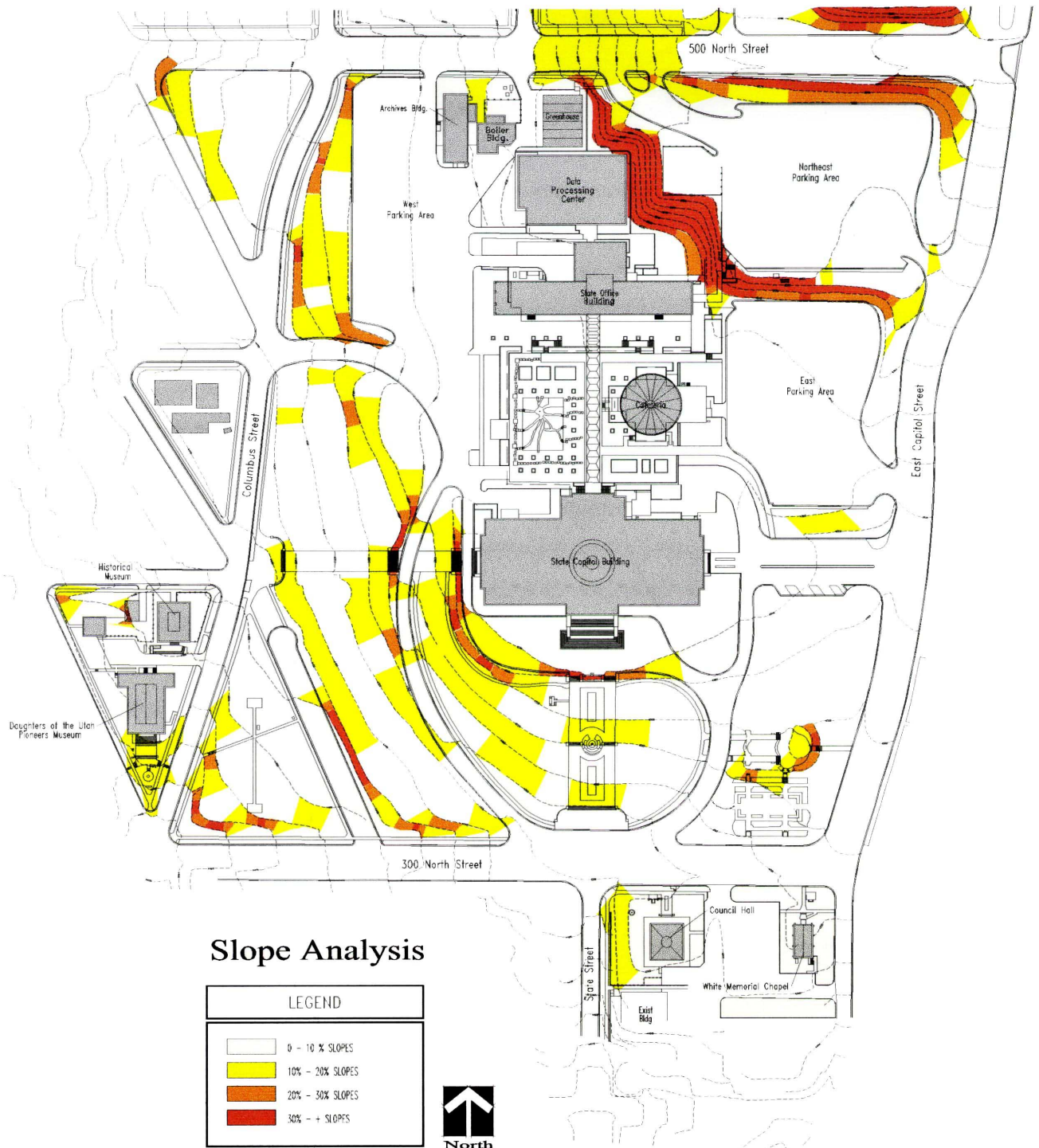
The Capitol site generally slopes from the north to the south with a slight tilt to the southwest. Total grade change from the northeast corner to the southwest corner is 120 feet, occurring in a distance of 200 feet (average 6% slope). The impact of the slope is lessened by the various terraces created by buildings, roads and parking lots.

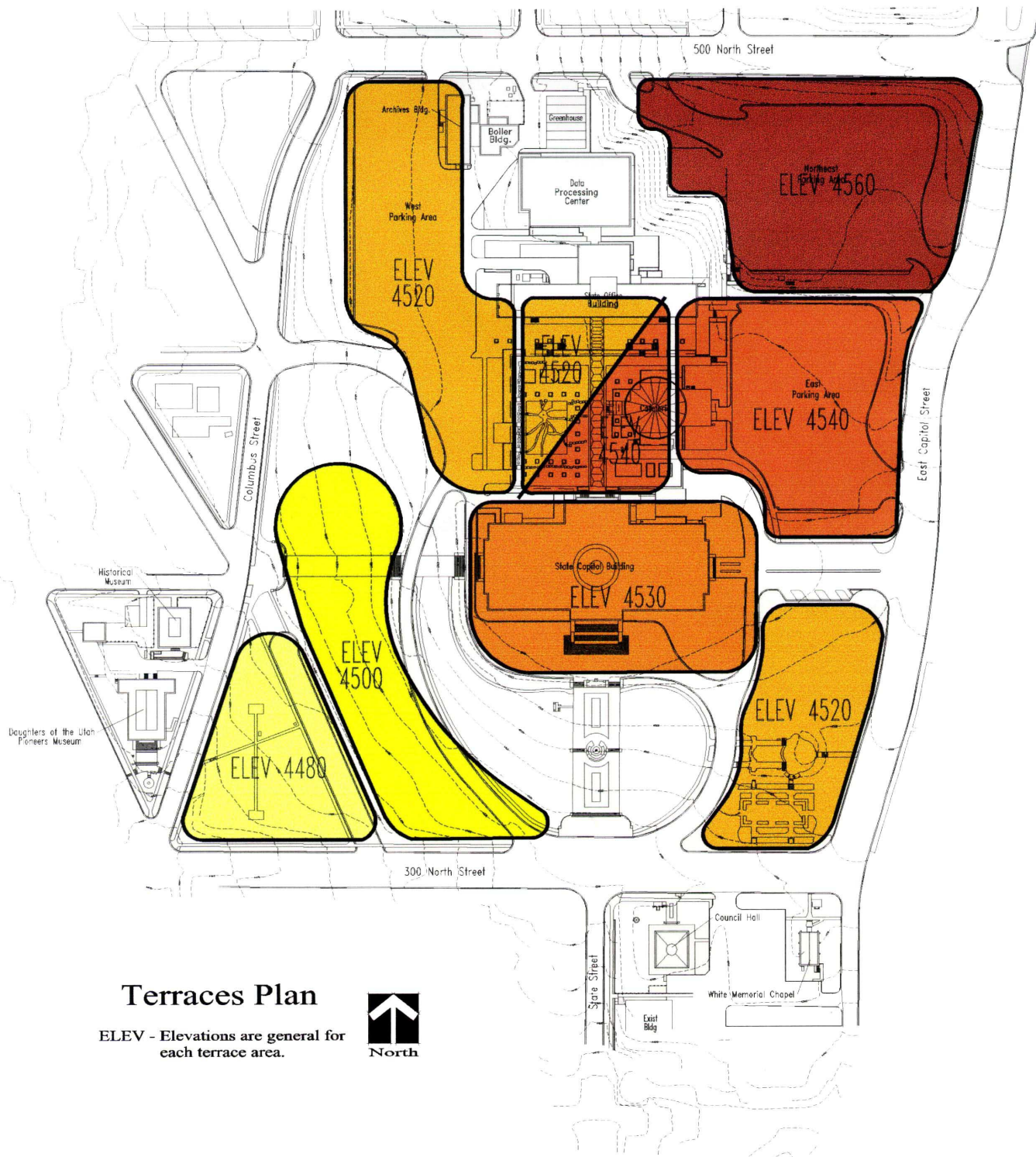
The major site terraces are created for these facilities:

- a. Northeast parking area
- b. East parking area including the upper garage plaza
- c. State Capitol building including the garage level, State Office building and west parking area.
- d. Council Hall/White Memorial Chapel

The southwest area of the grounds is not terraced, but is broken into three slopes separated and created by the Capitol building terrace, west loop road, abandoned Wall Street, and the intersection of Columbus and 300 North streets.

Most of the slopes and terraces do create a level of impedance to crossing the grounds. The largest are the 30% slopes created by the northeast parking area, where a 15 foot grade drop occurs between 500 North and the parking area, the slope west of the parking lot where 30 foot drop occurs and south where a 15 foot drop occurs.





4. Views

The State Capitol location allows it to be viewed from most valley locations. From the grounds, one can enjoy a panoramic view of the Salt Lake Valley. Primary views of the Capitol are from the south where the front facade can be seen as one approaches from the south (State Street) and from the east and west, where views directly at the east/west facades occur.

The rear of the Capitol is slightly obstructed by the State Office building, cafeteria and parking garage.

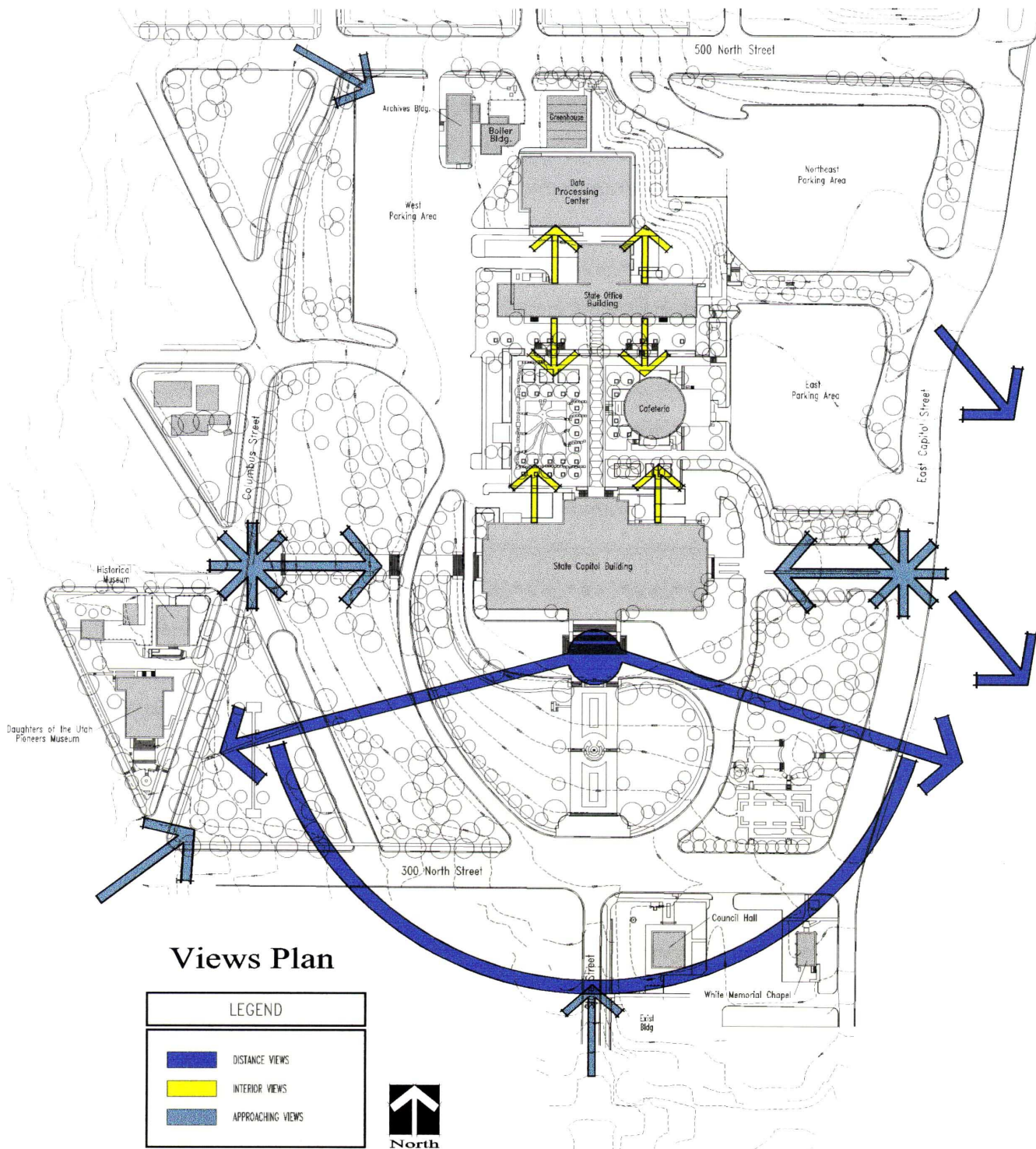
Beyond the views of the Capitol, additional view opportunities include monuments, such as the Mormon Battalion and the adjacent Date Garden.

APPROACHING FROM STATE STREET



VIEW SOUTH FROM CAPITOL STEPS

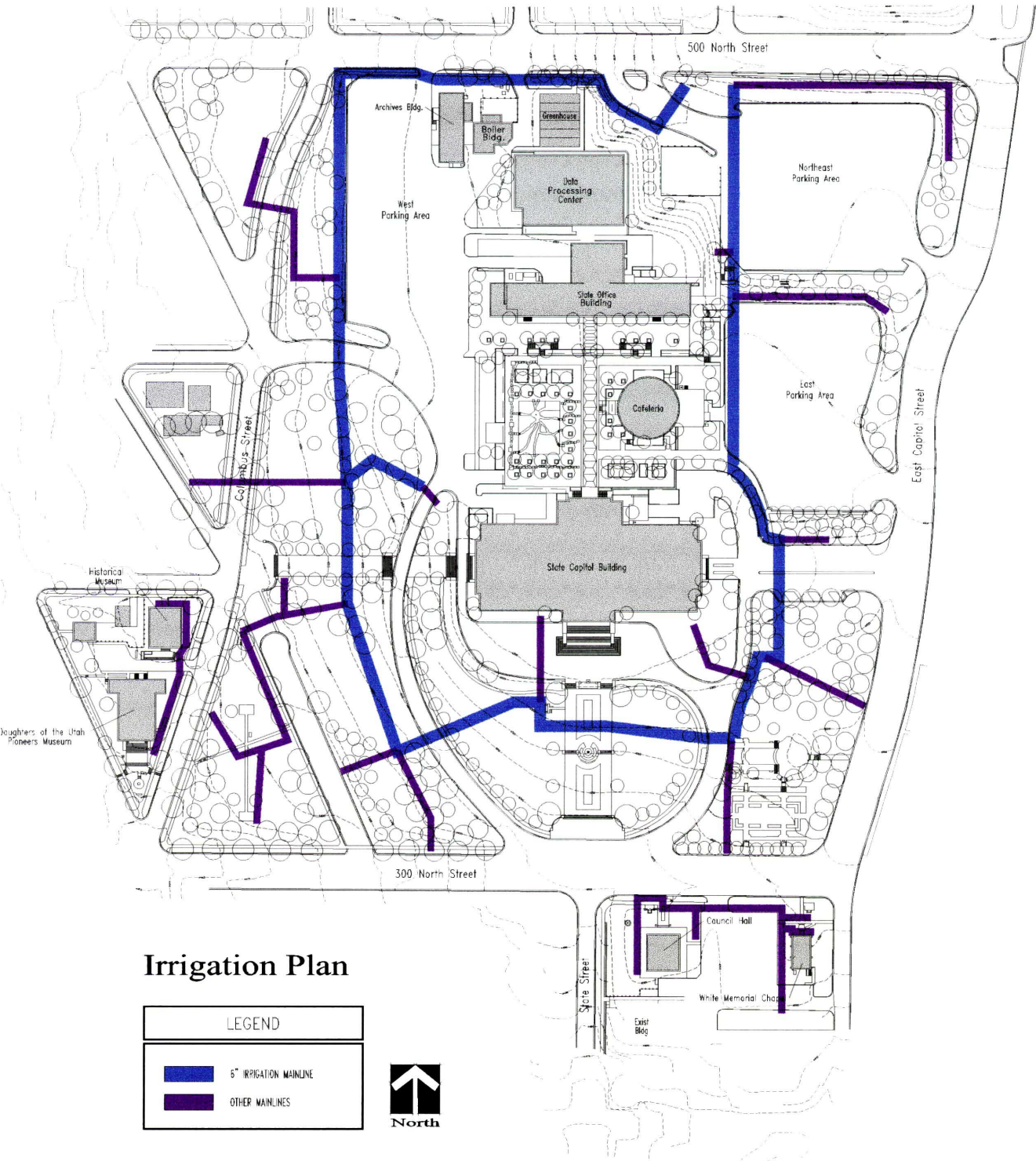




5. Irrigation

The current irrigation system was completely replaced in 1993 with a fully automatic system. New irrigation mainlines were installed to completely separate the irrigation system from the culinary water system, eliminating the problem of having to operate the system based on the water needs of various Capitol buildings. Automatic valves and spray heads were installed, and the system is now controlled by a computerized weather station. Using current information regarding precipitation, temperature and wind speed, the computer adjusts the amount of water that is delivered to the site based on only what is required above natural precipitation.

Not all areas are covered by the irrigation system. Such areas not irrigated include the north hillside area behind the Data Processing Building, areas within the east side of the East Capitol Boulevard right-of-way, and areas within the north side of the 500 North Street right-of-way..



The standards and objectives are developed to address the project goals of:

- Life Safety
- Function - Efficient/Effectiveness
- Historic/Architectural Integrity

1. Life Safety

- a. STANDARD: Reduce pedestrian/automobile interface conflicts.
 - 1) Separate pedestrian and vehicle uses in parking areas.
 - 2) Increase pedestrian safety access and on-site safety.
 - 3) Increase automobile safety access and on-site safety.
- b. STANDARD: Provide a safe site environment.
 - 1) Increase security of State Capitol
 - 2) Develop secure and easily monitored grounds

2. Function - Efficiency/Effectiveness

- a. STANDARD: Provide a variety of uses for on-site users and visitors throughout site.
- b. STANDARD: Develop efficient site usage for pedestrian
 - 1) Increase access to adjacent and off-site facilities
 - 2) Increase interior site access
- c. STANDARD: Develop efficient vehicle parking and circulation

3. Historic/Architectural Integrity

- a. STANDARD: Reflect the style of architecture and history of the Capitol building in the development of the Capitol Grounds.
 - 1) Reintroduce historical features.
 - 2) Develop a cohesive site around the entire Capitol grounds.

1. Life Safety

The analysis uses the criteria and standards to ascertain areas of the site landscape needing improvements and determine their level and extent.

a. Reduce Pedestrian/Automobile Interface Conflicts.

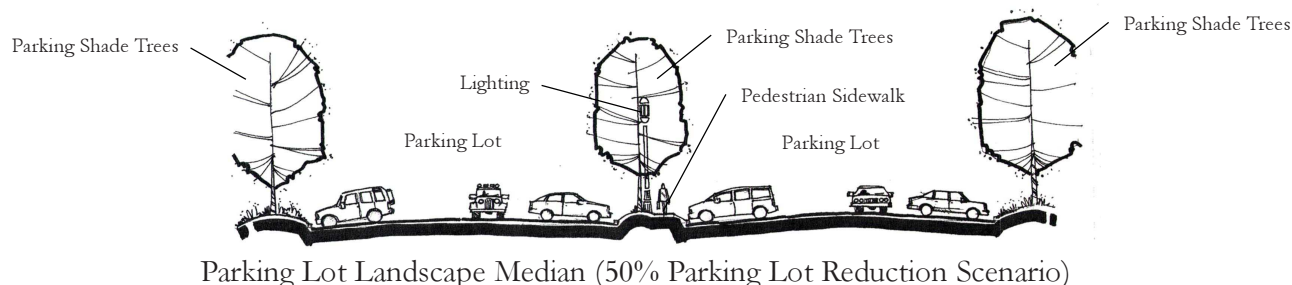
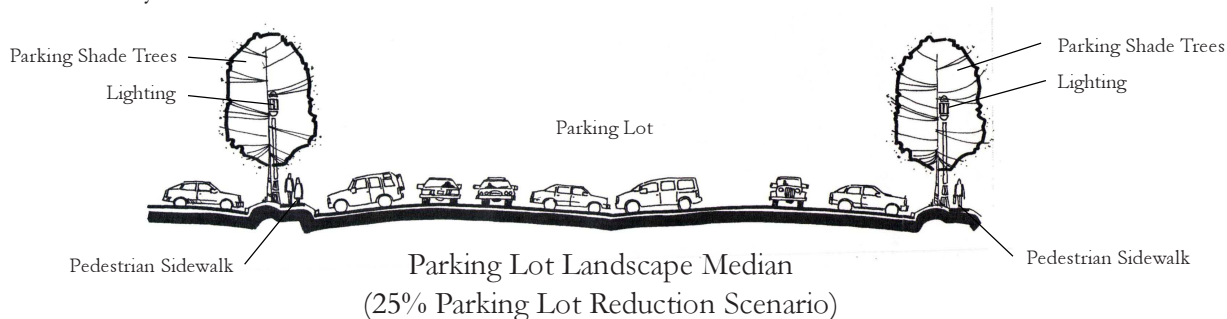
1) Separate pedestrian and vehicle uses in parking areas and on-site. Lack of pedestrian separation from automobiles in parking lots increases safety concerns. Many of the site's parking lots do not provide a separation of vehicles and pedestrians. In particular the northwest, upper east, and middle east parking lots contain 67% of the Capitol's parking but do not contain any internal pedestrian walkway system. The size of the lots are also quite large with walking distances of 300 to 400 feet occurring within them.



PEDESTRIAN WALKWAY WITHIN PARKING LOT (CORPORATE IHC)

Potential improvements include:

- a) Reduce the quantity of surface parking lots through the development of a covered parking facility. A parking facility reduces the walkway distances required from automobile to building, with many of the distances at the State Capitol 500 to 600 feet from parking to building. Snow removal issues are also reduced with no loss of parking stalls due to in parking snow storage occurring during the legislative session, when the highest demand for parking typically occurs.
- b) Reducing large expanses of uninterrupted parking by the incorporation of of landscape medians with walkways



Landscape medians with walkways would contain a safety zone for pedestrians in the parking lots. The layout of the medians would provide a direct walkway route to the Capitol buildings, in most cases, this

STATE STREET AND 300 NORTH



APPROACHING FROM NORTHWEST



would be a east/west directional median. Minimum size for the medians would be 15' to allow for a 5' walkway and 10' planting area. The planting area could be used as a snow storage area, eliminating the need to store snow within the parking areas as currently occurs.

Planting of trees would provide shading of the parking surface, reducing heat gain to the Capitol and the Salt Lake City region. Tree plantings also shade automobiles, and tie the parking areas into the overall landscape development of the Capitol.

2) Increase pedestrian safety access and on-site circulation.

Access across the adjacent and interior streets creates a safety issue for pedestrians. High traffic usage and large street widths increases the need for safer pedestrian crossings. In particular the four street intersections surrounding the Capitol block are not highly defined to oncoming vehicles and with the large size of the Capitol block, mid-block crossings are not provided, especially along East Capitol Boulevard where many people park and access across. Access across 300 North from the Capitol to Council Hall is not highly defined with high pedestrian usage by visitors and tourists. In addition, pedestrians are required to cross many parking areas, streets and lawn areas within the Capitol grounds to access parking and facilities.

Potential improvements include:

- a) Upgrade Capitol block street corners through the use of pavement changes, lighting, signage and landscape development.
- b) Create mid-block street crossing on East Capitol Boulevard through the use of pavement changes, lighting, signage and landscape improvements.
- c) Develop roundabout at the terminus of State Street in front of the Capitol. The current street configuration creates conflicts for vehicular and pedestrian movement. A roundabout creates a safer access across 300 North to Council Hall for visitors, aligning and creating a eastern crosswalk closer to and in-line with entry to Council Hall.

The development of a roundabout also recreates a ceremonial entrance to the Capitol from the direct, inline approach of State Street. This element previously existed



PLAN VIEW OF ROUNDABOUT (COLORADO)

with the former direct access from State Street onto the east and west Capitol entry loop roads,

currently barricaded with a raised curb and brick median. This solution confuses drivers approaching up State Street and created a large expanse of asphalt as the first impression of the Capitol.

A landscaped roundabout serves as the entrance to the Capitol, aligning with the entry walkway promenade and the Capitol. Development of the roundabout with seasonal flowers extends the existing entry landscape and flower plantings of the Capitol and encompasses the surrounding streets as part of the overall Capitol development. Plantings of large trees or other elements that may block the direct of the Capitol should be discouraged.

d) Reduce automobile crossings of interior sidewalks by reducing building service areas and eliminating front loop roads.

e) Complete perimeter loop walkway. Pedestrian use and access of the Capitol includes the perimeter areas. Completing the perimeter sidewalk system and creating a loop walkway with connections to interior Capitol grounds sidewalks will eliminate the current use of walking in the adjacent streets as currently occurs along East Capitol Boulevard. The loop walkway system also provides as a connector to the adjacent neighborhoods and as a exercise loop for employees.

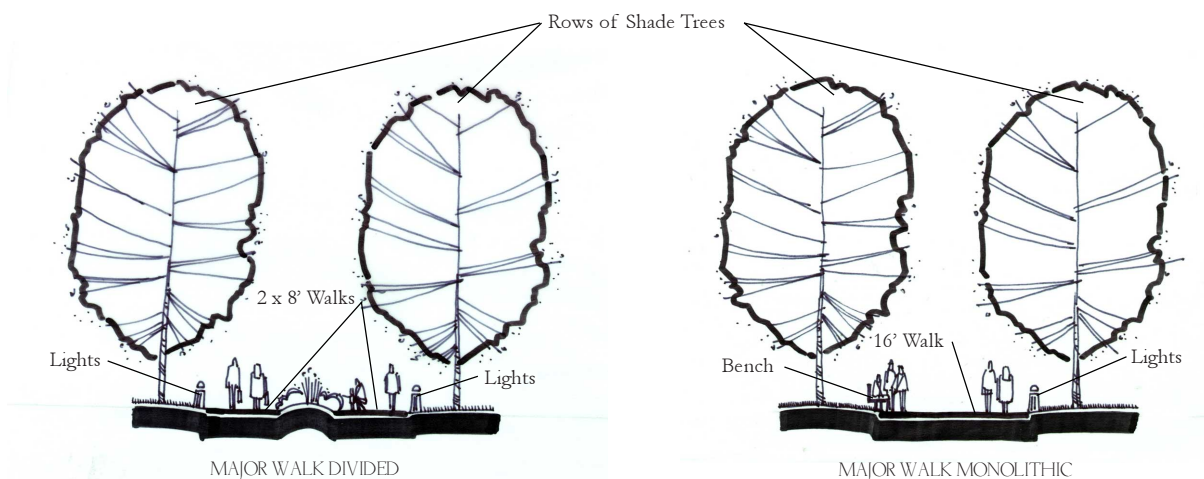


EXISTING SERVICE AREA

3) Increase automobile site access and on-site safety

Reducing the quantity of pedestrian/automobile interfaces and developing a simplified automobile arrival and interior circulation greatly increases the safety for both groups. The State Capitol block contains eight vehicle access points on all four surrounding streets creating confusion for arriving visitors.

Interior streets with safety interface issues include the front loop road at the Capitol front and west entry steps. This area is highly used by visitors and group gatherings. Reducing the conflicts in this area will greatly improve safety issues on-site.



Potential improvements include:

- a) The development of three entrances with the main entrance located on East Capitol Boulevard and secondary entrances on 300 North and 500 North will be able to service the current parking areas and reduce the current confusion that exists when arriving to the Capitol and determining which is the appropriate entrance. Access off of Columbus Street is not proposed due the large amount of traffic that currently uses the street. See Section V for traffic.
- b) Eliminate the front entry loop road and parking in front of the Capitol by the development of a centralized parking garage will create a pedestrian friendly front Capitol area. Development of walkway systems in this area should be sized for use by security, emergency and VIP personnel. Interior vehicle circulation can be handled by a centralized parking facility and by the development of a rear access road behind the Data Processing Building with service from the proposed 500 North Street access and the eastern parking areas/East Capitol Boulevard.

STATE CAPITOL WEST ENTRANCE



SITE BARRIER WALL(HA HA WALL)



b. Provide a Safe Site Environment.

1) Security of State Capitol access to the State Capitol is extremely open at this time, with the potential to drive a vehicle under the front Capitol steps or within feet of the building on all four sides. The need to eliminate vehicle access to government facilities has increased in recent years and is anticipated to increase in the future.

Controlling vehicle access on the Capitol grounds and adjacent to the State Capitol building will need to be revised to improve security and safety.

Potential improvements include:

a). Creating site barriers in the form of bollards at walkway entrances adjacent to streets and physical barriers in the landscape in the form of fences, free standing and retaining walls and plant barriers will create detourments in unwanted vehicles accessing the Capitol Building and grounds areas.

b) Enhance Capitol grounds security

The Capitol grounds current layout contains issues with security and safety for legislatures, employees and pedestrians. The need for separate and secure parking for elected officials has increased in recent years and is anticipated to increase in the future. Reserved parking is currently provided in the parking garage but access security to the area does not exist except through signage.

Employee parking occurs in the large parking areas with walking distances in excess of 300 feet common for most employees. Many employees are required to work after hours especially during the legislative session and with the open parking, cleaning of car windows in the winter months typically required, increases safety concerns.

Potential improvements include:

- I. Reducing the quantity of vehicle access points and the development of a centralized parking facility can facilitate an increase in the monitoring of people onto the site by vehicles. Eliminating roads adjacent to the Capitol reduces the potential for unwanted vehicles adjacent to the Capitol.

II. Keep Capitol grounds open to provide easy monitoring of site. The Capitol grounds current landscape allows for open unobstructed views throughout. This should be retained for safety as well as historic integrity.

2. Function - Efficiency/Effectiveness.

a. Provide a variety of uses for on-site users and visitors throughout the Capitol.

The Capitol grounds are used by a broad spectrum of people for a variety of purposes. These groups tourists, employees, legislatures, and group event participants. Each group has different use requirements for the site with many many needs unmet at this time.

The Capitol grounds uses for tourists are currently limited to informal walking, with the primary activities including picture taking, viewing the State Capitol and monuments and small lawn picnics. These activities are limited by inadequate pedestrian circulation and limited ADA access.

Employee requirements for the site include break and lunch time needs of outdoor eating and smoking areas, walking and jogging walks and trails. Current break areas include the cafeteria plaza and small break areas currently located north of the State Office Building and State Capitol. These activities are limited by quantity and type of break area and lack of walkways.

Legislative site needs are limited due to the winter time of year the session occurs. As legislative time frames expand, future needs will increase for outdoor break areas where groups will be able to informally meet outdoors in private and semi-private manner. These type of spaces do not occur adjacent to the State Capitol at this time. The current plaza above the garage is not designed for group gatherings and the other areas around the State Capitol do not provide pedestrian group break out areas.

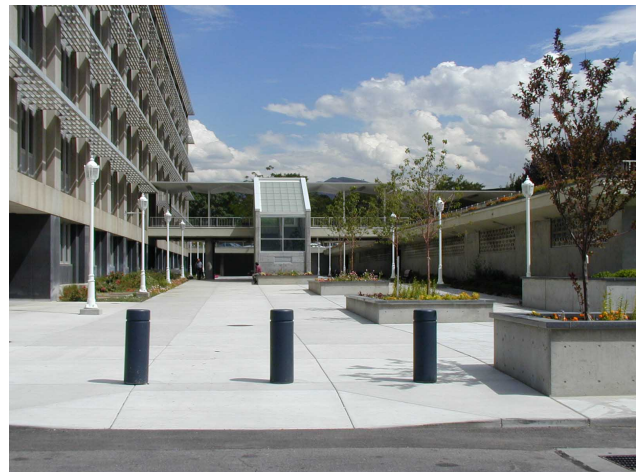
OPEN UNOBSTRUCTED VIEWS ACROSS GROUNDS



STATE CAPITOL EAST PERIMETER



CENTRAL AREA LOWER PLAZA





STATE CAPITOL SOUTH ENTRY AND PARKING

The site is also the location of many group event participant functions including social action, commemorative, school groups and other group functions. These functions typically occur in the entry parking lot at the base of the front Capitol steps. Other areas of the site do not provide the stature of the entry steps or do not allow for group activity to occur within a pedestrian setting such as the plaza area above the parking garage. In addition, multiple functions can not be accommodated at the Capitol at the same time, again due to the single event location at the Capitol entry steps parking lot.

Potential improvements include:

- 1) The front entry parking area could be eliminated and replaced with a pedestrian plaza. Develop the front of the Capitol as a pedestrian plaza/terrace and building forecourt area for major public gatherings in place of the current parking area. The Plaza would be the largest gathering area at the State Capitol. Overflow would occur in the adjacent open lawn terraces to the south. Vehicles would be precluded from this area except for ceremonial or other controlled events and would be redeveloped to provide large public gathering and smaller shaded areas off to either side to frame the Capitol and provide small group sitting areas when not used for large gatherings. Additional plaza elements would include shade areas, seating, water features and other appropriate features suitable for such a prominent and monumental location.

- 2) Redevelop central plaza to create secondary group gathering area with strong relation to the north facade of State Capitol, enhancing prominence of the site. The Plaza would contain various sizes of breakout areas to accommodate multiple types of uses. Opportunities for shade, ornamental plantings and the inclusion of a water feature to enhance the area as a viable alternative for group gatherings to the Capitol front entry steps plaza.



SMALL PLAZA AREA (CITY COUNTY BUILDING)

- 3) Create small plazas along the east and west axis of the Capitol increases the pedestrian use areas adjacent to the Capitol and in conjunction with the development of the entry and central plaza, creates a loop plaza system around the base of the Capitol.

- 4) Develop walkway systems for tourists accessing site elements such as monuments, viewing around the Capitol building and accessing the adjacent facilities of DUP Museum, Council Hall, Memory Grove and City Creek Canyon.

Develop site use areas at the following locations:

- 1) The Southwest area should be modified to create a major group use area by relocating existing southwest (Wall Street) parking lot closer to the DUP Museum, incorporating reflecting pond into site detention needs, regrading lawn area to incorporate lawn a bowl amphitheater and

level gathering area. Area should retain existing shade trees and keep views of the Capitol building.

2) The Southeast area should be replanted with park trees allowing for open lawn gathering area. The southeast area provides opportunities as a lawn terrace for wedding groups from White Chapel or other lawn oriented activities.

The southeast area prior to the 1999 tornado was one of the most highly developed park areas at the Capitol, replacing these lost trees would start the process of redeveloping this area back to its former state.

3) The Northeast area should contain small gathering area as connection for Memory Grove, City Creek and State Capitol. Area contains good views of the Salt Lake Valley and is currently used by school groups for lunches, people accessing City Creek and informal picnicing.

4) Redevelop the Council Hall entry plaza to enhance use of area by visitors and create a identifiable starting point for visiting the Capitol.

Development of these areas could encourage the potential of rentable use by off-site groups during off peak times such as evenings and weekends. Facilities such as gift shop, food service, tours could be used as a added value for the use areas.

In addition, the addition of water features to proposed site use area can enhance and encourage the use of these areas. The following water features may have potential for inclusion in the above and other proposed site development areas.

1) Create a southwest lower park/picnic terrace with a water feature such as a reflecting pond with walkway access to other parts of the grounds such as monuments. Area would contain shade trees and have views of the Capitol building.

2) Create a central plaza north of the Capitol building with water as the key element. The water feature would be classical in its design to tie with the character of the Capitol building. Water feature could be visible from beyond the plaza area. Fountain would be focal point for the plaza and provide a inviting element to the area.

3) Develop fountain feature as part of the entry promenade walkway or entry terrace plaza. Fountain would enhance and strengthen the monumental approach to the Capitol and provide a cooling element to the south facing area.



LAWN AMPHITHEATER



STATE CAPITOL HISTORIC POND

4) Develop a pond as part of the southeast lawn area. Location would be close to the Capitol and enhance use and development of the area and adjacent elements such as the White Memorial Chapel and Memory Grove park.

5) Redevelop the Mormon Battalion reflecting pool as a reintroduction of water, recreate a historic element and enhance use of area.

6) Develop a small tiered fountain as part of the proposed east plaza development. Fountain would be similar to fountain development at the historic Salt Lake City Hall grounds. Fountain would be part of enhancement to the proposed east promenade connection to Memory Grove park, increasing the use of the area and extending development around the Capitol and creating a series of linked pedestrian spaces.

b. Develop efficient site usage for pedestrians and vehicles.

1) Increase access to adjacent and off-site facilities

As previously discussed, pedestrian circulation through and around the Capitol grounds is inadequate or missing in many locations. This is true with access to the D.U.P Museum, Council Hall/ White Memorial Chapel, and Memory Grove/City Creek Canyon facilities and areas. Unknown to most is that the Capitol grounds extends beyond the Capitol building block. This is regrettable considering these adjacent facilities are open for visitors.

The most underutilized feature is the D.U.P Museum which does not have a direct connection, signage or views to the State Capitol. Pedestrian access is down the front Capitol promenade walkway and then along 300 North, crossing Columbus Street or down the west Capitol promenade walkway and then along Columbus Street. Either route requires the person to know the route to the Museum.

The Council Hall and White Memorial Chapel are located across the street from the Capitol, but are not strongly signed or tied to the State Capitol grounds.

EAST FACADE AND ENTRY AREA



EASTERN BOUNDARY TO MEMORY GROVE



VI. LANDSCAPE ELEMENTS

Memory Grove and City Creek Canyon comprise the entire eastern boundary of the State Capitol, but do not contain any directional signs or pedestrian access across East Capitol Boulevard to this major city facility. Tying these features together would enhance the visitor opportunities for the State Capitol and Memory Grove.

Potential improvements include:

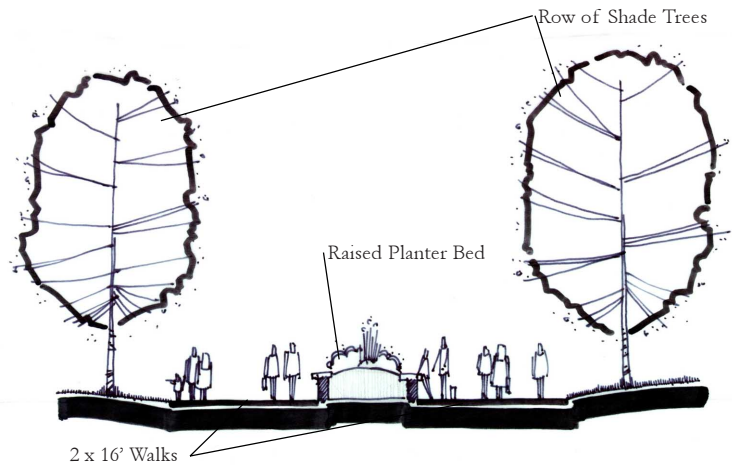
- a) Provide directional signage to facilitate identifying element and location.
- b) Develop east promenade walkway to extend from the State Capitol entry across east Capitol Boulevard to tie to Memory Grove.

Walkway connection would be ceremonial in size and similar to the west promenade walkway and include additional elements such as lighting, landscaping, signage, and bollards and would tie into overall site development landscape theme. Walkway would end with Memory Grove Park overlook and have appropriate scale of development as end point to major Capitol grounds walkway. Walkway would also tie into east side East Capitol Boulevard north/south walkway and connect with the historic walkway that comes out of Memory Grove park.

- c) Create walkway to extend from the Capitol entry promenade across 300 North to Council Hall entrance.
- d) Create walkway to bisect southwest area to connect State Capitol to DUP Museum Columbus Street crossing.

2) Increase interior site access

Pedestrian access within the Capitol grounds is accommodated by a western walkway that extends from the front of the parking garage, north and terminates at the State Office Building and on the east side where a walkway extends from the lower east parking lot north to the State Office Building. These walkways vary in width and on the west side are interrupted by service accesses. Walkways do not connect around the front of the Capitol or around the rear of the Data Processing building to create a looped connected interior walkway system. This is one



STATE CAPITOL WEST ENTRANCE

of the major site systems that does not provide the level of service required for such a highly used facility.

Accessing facilities or elements within the Capitol grounds as a visitor or employee may mean walking across lawn areas or walking through parking lots or on roads. Most interior walkways do not connect to each other but rather to roads or parking lots. This is most detrimental to visitors, where a walkway system could lead them to various areas and sites of the Capitol grounds.

The large grade changes around the northeast parking area hinder access to or from this parking area. Further, the grade changes limit access for pedestrians across the site and to the areas north of the State Office building. The severe grade change west of the parking area hampers use of the parking area for the Data Processing building and other facilities in that area.

Potential improvements include:

- a) Create a wide interior loop walkway system that extends completely around the Capitol core buildings with identifiable and ADA accessible walkways and cross connections north of the Capitol building.
- b) Create connections from the interior walkway system to connect to parking lot walkways and off-site connector walkways.
- c) Provide additional seating areas within the grounds. The Capitol grounds generally provide poor seating areas and options throughout the entire site. A few areas are located at monuments such as the Mormon Battalion, Chief Massasoit and the Herriman Memorial in the front of Capitol and at the renovated lower south entry to the State office building. Elements currently used are stairways or tops of walls.

Potential seating should occur in the following areas:

- I. Primary and secondary walkways.
- II. Monuments and memorials.
- III. Pedestrian/vehicle interface areas.
- IV. Plazas.
- V. Entrances to buildings.

Development of additional seating at the Capitol should occur as part of a integrated and unified approach to street furniture inclusion throughout the grounds. Additional seating would increase usage of the Capitol grounds, reduce fatigue for visitors and identify use areas. Locating benches and other site appurtenances should occur as part of other site development improvements and occur as part of overall site development improvements.

3. Historic/Architectural Integrity.

a. Reflect the style of architecture and history of the Capitol building in the development of the Capitol Grounds.

1) Reintroduce historical features.

The development of the Capitol began with the development of site master plans by the Olmsted Brothers, one of the prominent landscape architects of their time and by Richard Kletting, the architect selected to design the Capitol. Neither of these master plan efforts were followed or instituted. Both reflected the character, style and prominence of the State Capitol. In the development of the Capitol grounds, much of the master plan elements were not considered, with the design we see today as a compilation of various styles. The formal axis development shown in both master plans is only seen partially in the entry area and the west entry promenade and is not present anywhere else at the Capitol. The historic plans both illustrate the development of quad areas that are subdivided by the pedestrian circulation around the Capitol building. These quad areas are an important organizing element to a site with large open spaces.

Many civic buildings include water features as a main element in their grounds development. Utah civic and cultural buildings are no exception and this was true with the State Capitol, where a reflecting pond was located north of the Capitol building. Another location was a small reflecting pool constructed as part of the Mormon Battalion monument. Both of these water features are now absent, leaving the Capitol without any type of exterior water feature.

The introduction of the central plaza above the parking garage introduced a different style and character of site development from that of the classical elements found in the Capitol. Instead is a modern interpretation that dates itself to its completion in the early 1960's.



CENTRAL PLAZA

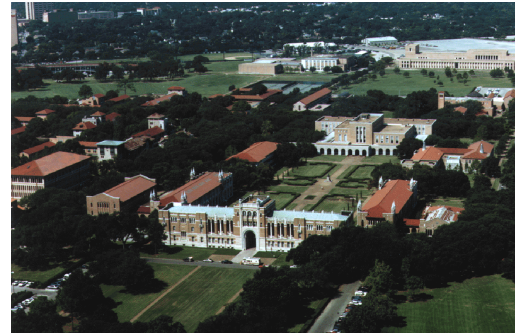
Potential improvements include:

a) Reinstitute a formal hierarchical pedestrian walkway system emphasizing the following attributes of the historic master plans:

- I. Create a pedestrian base area that extends around the four sides of the Capitol emphasizing the four entrances to the Capitol.
- II. Create major walkways that extend from the four main entrances of the Capitol, the Capitol building, and core Capitol buildings.
- III. Reinforce the development of landscape quads around the Capitol with interior secondary walkway systems within each quad.
- IV. Reduce impact of automobiles on site and incorporate into formal site layout.

2) Develop a cohesive site around the entire Capitol grounds.

A prominent building should have as its grounds development, a completed and cohesive landscape, reflective of the character and stature of the building it is a part. The Capitol contains components of a mature thematic site development. This is primarily seen in the front of the Capitol where mature trees provide a dominant element to the site and prior to the 1999 tornado, provided a balanced tree development to the front of the Capitol.



LANDSCAPE QUADS WITH PEDESTRIAN
WALKWAYS (RICE UNIVERSITY)

Elements that are lacking include the exclusion of landscape development in all of the Capitol's parking lots. The surface parking comprises a large portion of the site's surface coverage and the lack of landscape development diminishes the impact of the Capitol building and the northern half of the grounds which reverts to large 'sea' of asphalt terraces.

The perimeter street tree plantings help to define and include the perimeter streets as part of the development of the Capitol. All of East Capitol Boulevard and the eastern half of 300 North east of State Street, and a portion of 500 North Street do not contain a street tree layout.

The State Capitol sits within a residential neighborhood with its busiest streets, Columbus Street and the western half of 300 North Street, with narrow perimeter streets at 35 feet and 43 feet, approximately. In contrast, 500 North Street, 300 North Street, and East Capitol Boulevard are 59 feet, 69 feet and 72 feet in width approximately. Reducing street widths, or the impacts of streets will tie them to the character of the surrounding neighborhoods and State Capitol grounds development.

NORTHEAST PARKING AREA



EAST CAPITOL BOULEVARD



Potential improvements include:

a) Develop park tree plantings in areas without tree plantings such as the southeast area, Council Hall/White Memorial Chapel area and potential reduction of the northwest and east parking areas.

I. The Council Hall/White Memorial Chapel would benefit from the addition of trees. The area is heavily used by tourists, providing shade areas, seating and other amenities would create a logical rest area with views of the Capitol.

II. The steep slope areas north and east of the northeast parking area would benefit from the development of park tree plantings. The plantings would screen the adjacent residential neighborhood from the rear areas of the Capitol and tie this area of the Capitol to the rest of the site.

III The steep slope west of the northeast parking area is also one of the few areas not currently under automatic irrigation system and would benefit from its inclusion into the overall system in use.

IV. Reconfiguring of the northeast and east parking areas will allow for additional park tree plantings to occur and develop a park belt that surrounds the entire Capitol grounds.

V. Reconfiguring of the west parking area will allow for additional park tree plantings to occur and develop a park belt that surrounds the entire Capitol grounds.

b) Complete perimeter street tree plantings along 300 North Street, East Capitol Boulevard, and 500 North Street.

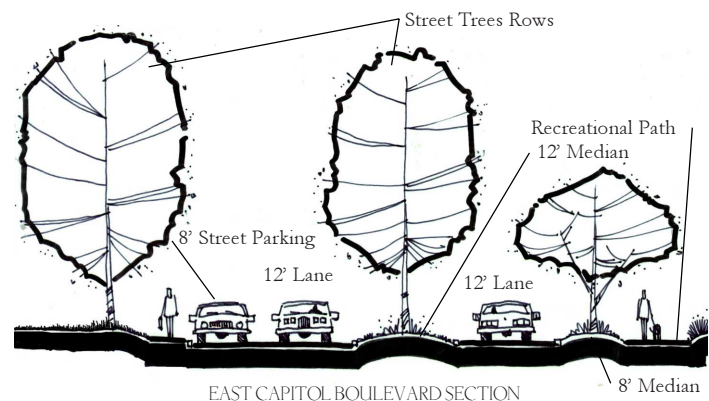
The development of a consistent street tree layout around the Capitol perimeter continues a tradition for which Salt Lake City and Utah town's are well known. It also develops a consistent unified landscape, defining the perimeter of the Capitol block. Additionally, landscape improvements along the adjacent undeveloped areas of East Capitol Boulevard and 500 North adjacent to the water tank will reduce the fire hazard potential adjacent to these vehicle areas. The landscape improvement will unify the area and tie the perimeter Capitol area into the adjacent neighborhood to the north and provide a transition zone for Memory Grove.

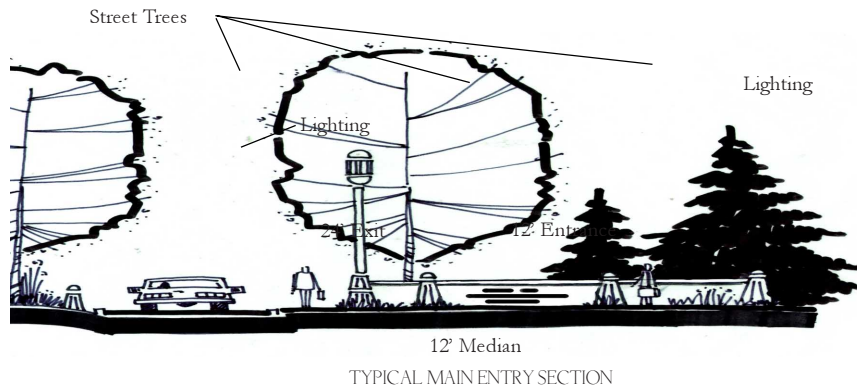
Tree plantings along the streets should be consistent in their spacing and type with existing street tree development along Columbus Street and 300 North Street.

c) Reduce the width of East Capitol Boulevard and develop landscape medians along eastern half of 300 North, East Capitol Boulevard, and 500 North Street.

300 North west of State Street, East Capitol Boulevard, and 500 North are the widest streets bordering the Capitol. Planting medians for these streets would provide a safety zone for pedestrians, provide consistent street development around the capitol and be part of the traffic calming solutions for these streets.

Landscape development of the medians should be consistent with the development of the Capitol grounds and perimeter street tree planting.





- d) Develop identifiable vehicular entries with East Capitol Boulevard as the primary entrance to the Capitol and provide landscape improvements to parking lots

The original entry to the Capitol was developed to create a ceremonial and monumental entrance. With the closure of this entrance to vehicles, the Capitol does not have a ceremonial drive entrance.

Creating entry landscape identification reinforces the importance and extent of the State Capitol, and directs visitors on their arrival. Two major elements define the entry to the Capitol grounds, the intersection of the four street corners around the Capitol and the vehicle entrances to the Capitol grounds.

EXISTING ENTRANCE FROM COLUMBUS STREET



Develop a new ceremonial/monumental landscape main entry to the Capitol off of East Capitol Boulevard. Entry would service parking areas, drop-offs and the parking garage. Elements of the entry could include walls, lighting, flower beds, and ornamental tree development.

Surface parking lot development should implement screening measures to reduce the visual impact of automobiles through the use of low hedges, grade changes, distances from visually sensitive areas and shade trees to reduce impact from adjacent buildings and nearby residential development located above the Capitol.

The analysis identified numerous areas of improvement for the Capitol grounds within each of the analysis categories. Recommended alternatives for improvements within each of those categories follows.

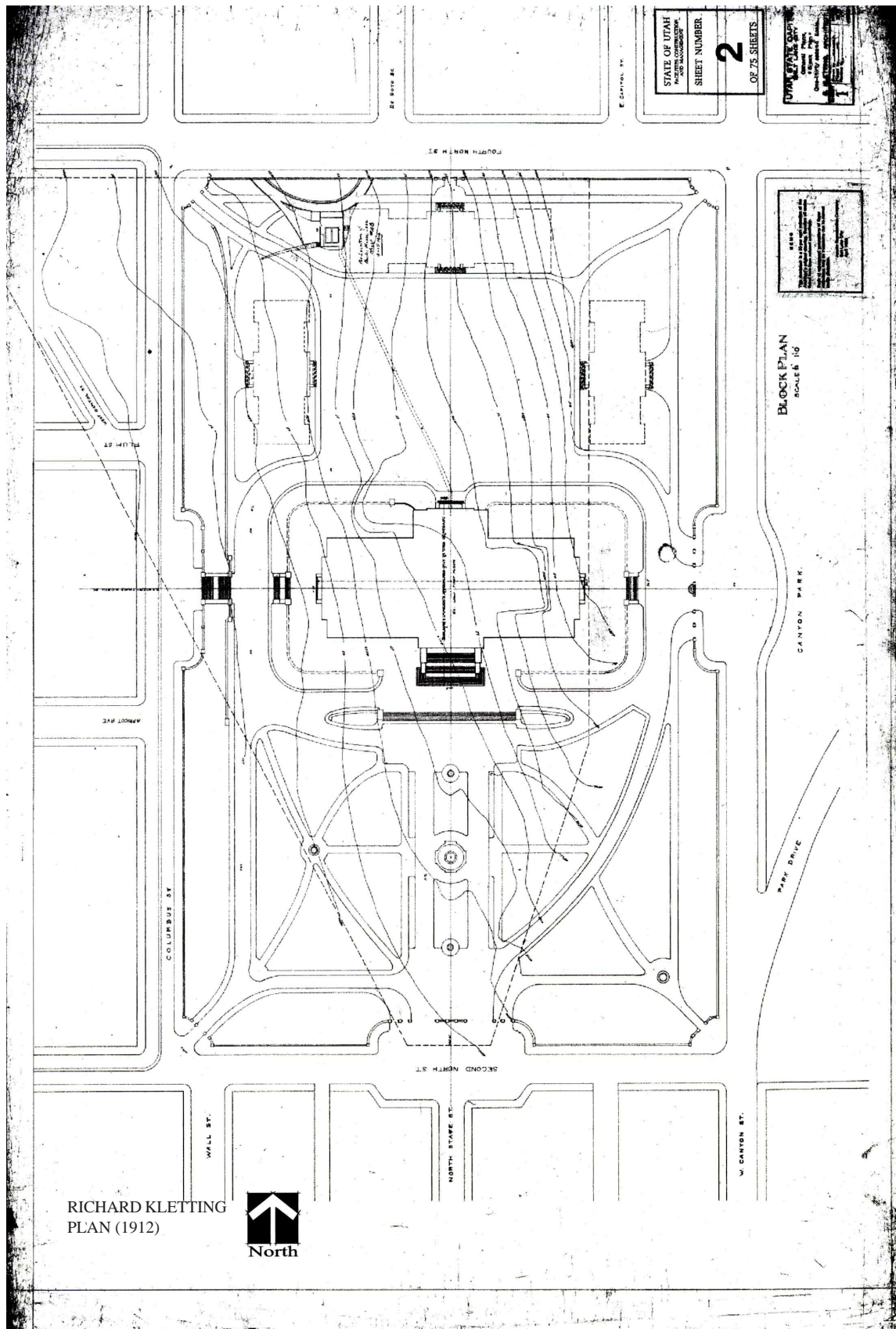
- f. Reduce quantity of building service areas

The Capitol building core contains service areas crossing a major pedestrian walkway system that is a major access for the Capitol. Reducing the quantity of building service areas will minimize large vehicles crossing major Capitol walkways.

- g. Consolidate access points to the Capitol

The current quantity of access points creates confusion for visitors and increases the number of areas walkways must cross. Decreasing entrances will not effect service to the site's

VI. LANDSCAPE ELEMENTS



1. Life Safety

- a. Eliminate a portion of the surface parking lots and replace with additional underground parking.

The development of an expanded, underground parking facility would provide solutions to a number of issues of which relate to safety concerns for vehicles and pedestrians and, therefore, should be considered as a viable alternative.

- b. Develop landscape medians with existing or restructured parking areas.

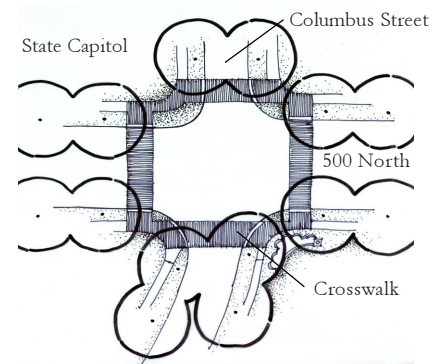
The addition of an underground parking facility will not eliminate all of the surface parking. Surface parking lots expose pedestrians to automobiles in a more unfavorable condition than covered parking. The reduction of the need for surface parking will allow for landscape medians to occur without any net loss of parking for the Capitol and therefore is a viable alternative.



UPGRADED PARKING LOTS (U OF U RESEARCH PARK)

- c. Upgrade Capitol block corners

The large amount of vehicle traffic increases the safety issue for pedestrians accessing the Capitol. Current side walks identification is minimal or non-existent. The proposed improvements are a needed safety improvement.



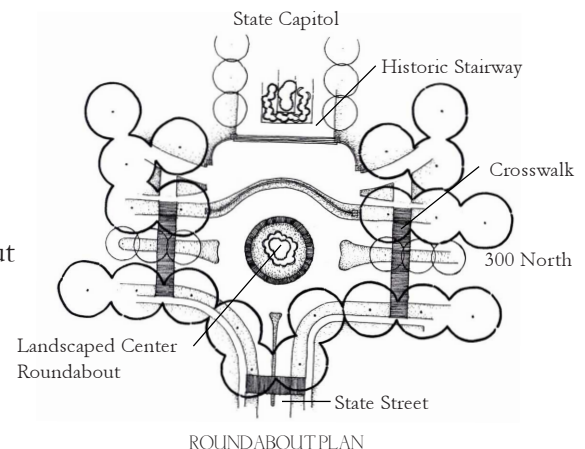
UPGRADED BLOCK CROSSINGS

- d. Create mid-block street crossing to Memory Grove

The Capitol block is oversized with approximately a quarter mile between 300 North and 500 North. A mid-block crossing will provide needed pedestrian access to Memory Grove.

- e. Develop roundabout at the terminus of State Street

The increase of traffic around the Capitol, especially 300 North has created an increased hazard for pedestrians to access Council Hall from the State Capitol. A roundabout would provide medians allowing for a pedestrian refuge part way across the street.



ROUNDAABOUT PLAN

parking and increase safety for pedestrians.

h. Eliminate front entry loop road and parking

Eliminating the front entry loop road and parking will not decrease vehicle circulation for the Capitol and will increase the usability of the front of the Capitol for gatherings and visitor usage.

i. Develop site barriers to reduce unwanted vehicle access to the Capitol.

The gradually sloping nature of the Capitol grounds naturally allows itself for the addition of barriers such as walls or plant materials with some areas already providing a barrier to vehicle access to the Capitol. With the increased security need for separation of vehicles from the Capitol, barriers are a viable alternative.

j. Eliminate all vehicle access adjacent to the Capitol.

The increased need to provide increased security requires the separation of all vehicles from the Capitol, reducing the current high vehicle access and risk potential.

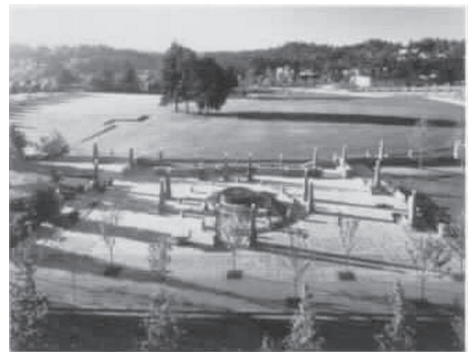
2. Function - Efficiency/Effectiveness.

k. Create entry plaza at the front of the Capitol

The addition of underground parking and the need for vehicle separation from the Capitol with the high pedestrian and group use of the front entry makes this a viable alternative.

l. Redevelop existing plaza above underground parking garage

Redevelopment of the existing garage will require the existing plaza to also be redeveloped.



FRONT ENTRY PLAZA

m. Develop east Capitol plaza

Providing additional pedestrian use areas around the Capitol building increases the functionality and extends usage around the grounds. The plaza development also historically ties to the historic master plans proposals.

n. Develop west Capitol plaza

As with the east Capitol plaza, extending development around the Capitol increases the usage of the Capitol grounds.

o. **Develop southwest activity area**

Improvements to the southwest area include better D.U.P Musuem parking access and the need for a storm water detention facility. Improving the area for group activity will improve usability of the site in one of the largest lawn areas at the Capitol.

p. **Replant southeast lawn area**

The southwest area contained one of the largest concentrations of shade tree plantings at the Capitol. Redeveloping this area to its former state is a viable alternative.

q. **Develop northeast activity area**

This area is currently used by neighbors and school groups. The development of a facility would improve the uses already occurring.

r. **Redevelop Council Hall plaza**

The Council Hall area is one of the highest use areas by tourists. Current facilities lack proper waiting and starting point development.

s. **Develop sign program**

The current site lacks adequate sign development to adequately direct arriving visitors. Development of a directional signage program will improve safety and usability of the grounds.

t. **Develop east promenade**

Restructuring of the parking facilites will allow for pedestrian development of this area, creating access to Memory Grove and formalizing the structure of the size in character with the historic master plans.

u. **Reterrace eastern parking lots**

The regrading of the eastern parking lots will improve access between parking areas and improve pedestrian access to the parking lots and through the site allowing for better usage of the grounds.

v. **Develop and complete interior and perimeter loop sidewalks**

Interior and perimeter loop sidewalks benefit all of the Capitol users by creating continious pedestrian access and with the inclusion of connecting walkways, develops a walkway network connecting all points of the Capitol block and beyond.

w. Provide additional seating

The large amount of visitor usage and the large size of the grounds requires seating areas to be located throughout the area, especially within high use areas. The Capitol grounds will benefit from the addition of seating.

x. Provide water features as part of plaza area development

The Capitol historically has contained water features and is one of the highest visited buildings in Utah. It would be appropriate add water element(s) to the grounds.

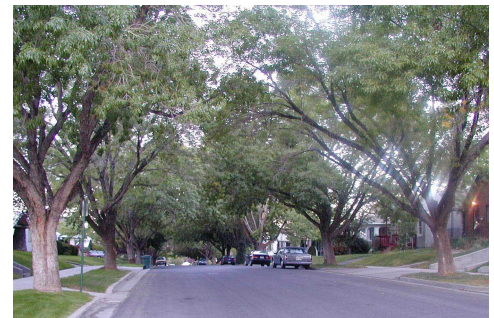
3. Historical/Architectural Integrity.

25. Develop park tree plantings

Providing shade and a cohesive park tree planting around the Capitol completes the effort that started with the historic master plans, creating one of the most notable improvements to the Capitol.

26. Complete perimeter street tree planting

The development of a cohesive perimeter street planting develops a cohesive landscape element around the Capitol and enhances the formal layout proposed in the historic master plans.



COHESIVE STREET TREE PLANTING (SUGARHOUSE AREA)

27. Develop landscape medians in perimeter streets

In conjunction with the perimeter street tree plantings, development of landscape medians improves the vehicle approach to the Capitol and improves vehicle safety and separation.

28. Develop identifiable main entry to Capitol and parking landscape

Reducing the vehicle approaches to the Capitol is enhanced by the strong identification of the entries. Developing a main entry will reduce visitor confusion concerning proper access and enhance security monitoring.



IDENTIFIABLE VEHICULAR ENTRANCE (RICE UNIVERSITY)

RECOMMENDATIONS

The landscape recommendations for redevelopment of the Capitol grounds ties closely with the recommendations of the traffic section of this report (Section V.) The landscape and traffic sections are intrinsically tied together due to their overlapping analysis of site elements. Recommendations from each others section has a direct impact on the other. Therefore, the landscape recommendations will use the proposed alternative development scenarios from the traffic section of a 25% underground parking garage capacity of the total site parking need (Recommendation A) and a 50% underground parking garage capacity of the total site parking need (Recommendation B). See Section V. Subsection E. for complete traffic recommendations.

The proposed landscape recommendations incorporates the alternatives derived from the landscape analysis. The alternatives cover five general redevelopment themes:

Restructure perimeter streets, vehicle access, internal circulation, parking and building service areas.

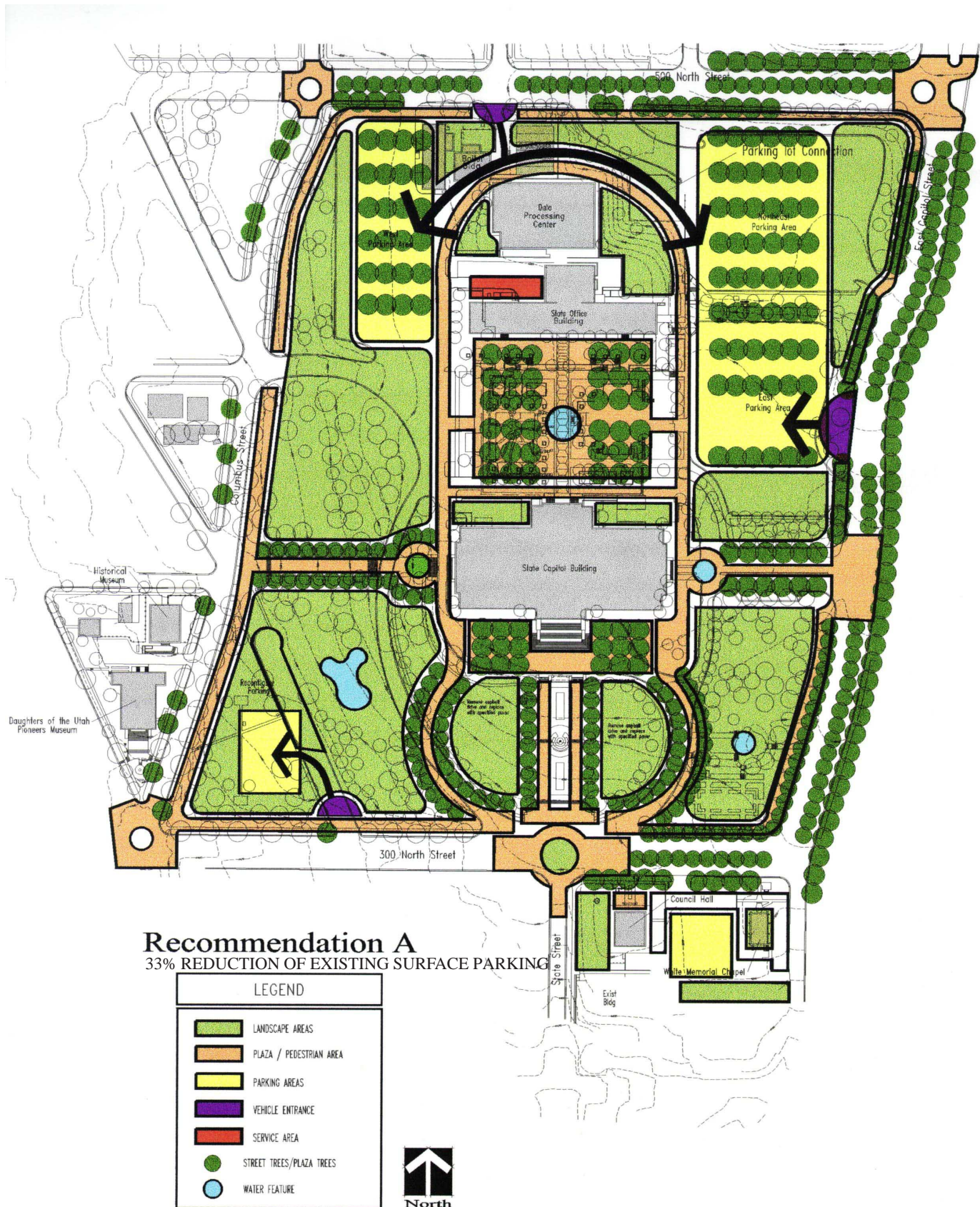
Restructure pedestrian circulation to create new walkway systems, improve ADA access, access offsite and throughout the Capitol grounds.

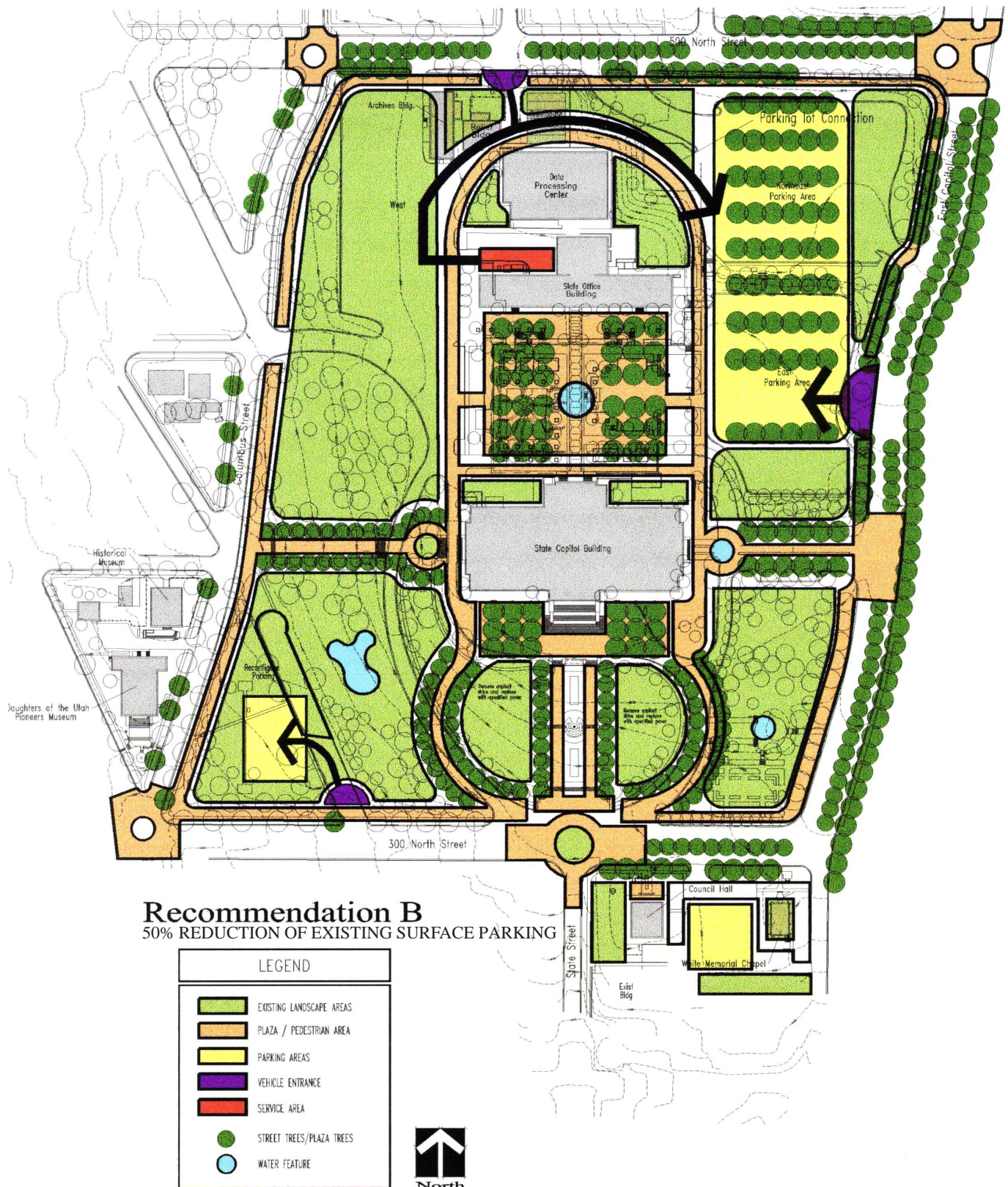
Development of use areas in the form of plazas, lawn use areas and recreational walkways with increased access off-site and to adjacent facilities

Increase site security of the Capitol building.

Improve overall landscape development throughout the entire Capitol grounds and adjacent perimeter streets.

The recommendations (A and B), compile the various alternatives from the previous section to create overall site developments scenarios that fullfills the needs for the State Capitol. These needs are based on the the three important areas of life safety, improving the functional usefullness and preserving historical and architectural integrity. Though the alternatives are separate elements, they work together to to ptovide solutions to the current issues.





ZONING

VI. LANDSCAPE ELEMENTS

The State Capitol grounds are designated on Salt Lake City's official zoning map as PL - Public Lands District. The zoning designation is to " . . . specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities." Because the State Capitol grounds are state-owned lands used in the public interest, they are exempt from the jurisdictional zoning requirements of Salt Lake City. However, as a matter of discussion, we have been requested to compare the development of the State Capitol grounds with Salt Lake City zoning regulations.

In most cases, the development of the State Capitol grounds meet or exceed the minimum zoning requirements included in the PL Public Lands District. These would include regulations affecting

- permitted uses,
- minimum lot area,
- minimum yard requirements,
- accessory buildings, and
- landscape buffers.
- open space

There is no open space requirement for Public Lands, though comparable city zoning ordinance calls for a minimum of 20% open land, including lawns and plaza. The Capitol grounds are just under 50%. About 21.5 of the total 43 acres are open, and that excludes parking, roads and buildings.

The only zoning regulation that the State Capitol does not meet is Maximum Building Height. The Salt Lake City Zoning Ordinance states that building height shall be limited to 35 feet, however heights up to 75 feet can be approved by conditional use permit. The Capitol Building has a maximum height of roughly 250 feet to the top of the dome and 80 feet to the top of the main building. The State Capitol building was constructed long before the zoning regulations quoted herein existed.

